



TOWN OF YUCCA VALLEY

COMPREHENSIVE GENERAL PLAN

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Prepared by
Town of Yucca Valley
Community Development Department
57090 29 Palms Highway
Yucca Valley, CA 92284

December 14, 1995

TOWN OF YUCCA VALLEY

COMPREHENSIVE GENERAL PLAN

DEDICATION

The Town Council wishes to express its sincere appreciation for the individual and collective efforts of the General Plan Advisory Committee (GPAC) members. The GPAC members donated their personal time over a period in excess of two years in an effort to create the first Yucca Valley General Plan.

The GPAC began the process by forming subcommittees on various topics including land use, circulation, environmental and public safety, housing, economic development, arts and culture, and the questionnaire subcommittees. The reports, goals, policies, and programs prepared by the GPAC subcommittees were then submitted and reviewed by the entire GPAC.

The result of the GPAC's dedication and effort are reflected in the General Plan and will have a long lasting and positive influence upon the future physical development and growth of the Town of Yucca Valley.

Thank you very much for your time and effort. The project would not have been such a great success without your continual participation.

YUCCA VALLEY TOWN COUNCIL

TOWN OF YUCCA VALLEY

COMPREHENSIVE GENERAL PLAN

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TOWN OF YUCCA VALLEY

COMPREHENSIVE GENERAL PLAN

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Janet M. "Jamie" Anderson, Town Clerk

COMMUNITY DEVELOPMENT DEPARTMENT

Shane Stueckle, Town Planner

Marsha Hunt, Department Secretary

Janet Sullivan, Building & Safety Secretary

Becky Smith, Development Assistant - Planning Division

Jay Corbin, Planning Technician

Ellen Hinanay, Community Development Intern

RESOLUTION NO. 95-46

**A RESOLUTION OF THE TOWN COUNCIL OF THE
TOWN OF YUCCA VALLEY, CALIFORNIA CERTIFYING
THE GENERAL PLAN ENVIRONMENTAL IMPACT
REPORT (SCH #95072080), AND ADOPTING THE TOWN
OF YUCCA VALLEY GENERAL PLAN**

WHEREAS, the Town of Yucca Valley ("Town") was incorporated effective November 27, 1991; and

WHEREAS, the Town was required under the provisions of California Government Code 65630 to adopt a general plan within 30 months of incorporation; and

WHEREAS, shortly after incorporation, the Town Council approved and directed the implementation of a program for the preparation of a new general plan for the Town, and contracted with a consultant to assist in the preparation thereof; and

WHEREAS, citizen participation has been provided through the formation of a General Plan Advisory Committee consisting of town residents, which held 100 meetings over a period of time in developing, with the assistance of the consultant and the Town's staff, a proposed Draft General Plan; and

WHEREAS, a public workshop was held on the first Draft General Plan on several dates including, 8/23/94, 9/8/94, 9/17/94, and

WHEREAS, despite efforts to adopt the General Plan within 30 months of the Town's incorporation, because of unanticipated extended public and Planning Commission discussions and consideration of numerous community issues, the time required for the Town Council's adoption of the General Plan would have extended beyond said 30 month deadline; and

WHEREAS, pursuant to Section 65361 (a) of the California Government Code, the Director of the Governor's Office of Planning and Research granted the Town a 12 month extension to said 30 month deadline; and

WHEREAS, the Town Council held a public workshop with the Planning Commission on 8/23/94, 9/8/94, 9/17/94, 9/22/94, 10/13/94, and 10/27/94 to discuss the Planning Commission's recommendations regarding the first Draft General Plan; and

WHEREAS, the Town Council has held public hearings on 11/21/94, to receive and discuss public testimony regarding the elements of the first proposed General Plan and the General Plan EIR as required by State Law; and

WHEREAS, after extensive public comment and public testimony, the Town Council directed staff to increase residential densities in approximately six (6) square miles of land; and

WHEREAS, the Draft General Plan and Draft Environmental Impact Report were revised and amended to reflect the changes associated with the increase in densities within approximately six (6) square miles; and

WHEREAS, following notice as prescribed by law, public hearings thereon were commenced before the Town's Planning Commission and Town Council on Thursday 11/2/95 and 11/16/95, and by the Planning Commission on Tuesday 11/21/95, during which the Commission received and discussed in detail public testimony regarding the elements of the proposed Draft General Plan and General Plan EIR as required by law; and

WHEREAS, the Planning Commission considered all public comments and comments from all other Agencies responding to the General Plan Environmental Impact Report; and

WHEREAS, the Planning Commission recommended to the Town Council certification of the Environmental Impact Report and adoption of the General Plan; and

WHEREAS, the Town Council has held public hearings on Thursday 11/2/95 and 11/16/95 to receive and discuss public testimony regarding the elements of the proposed General Plan and the General Plan EIR as required by State Law; and

WHEREAS, a Draft EIR was prepared and duly circulated for public comment pursuant to the requirements of the California Environmental Quality Act ("CEQA"), and the State CEQA Guidelines ("Guidelines") and the Town's Rules for the Implementation of CEQA; and

WHEREAS, the Draft General Plan EIR is sufficiently detailed so that all the significant impacts of the project on the environment and measures necessary to mitigate such effects have been evaluated in accordance with the Town's Rules to Implement CEQA; and

WHEREAS, during the environmental assessment process, the Town has encouraged open and broad public participation, and has provided the opportunity for citizens, professional disciplines, and public agencies to critically evaluate the environmental effects of the proposed action through public hearings and meetings and consultations with public agencies and private persons and organizations; and

WHEREAS, the matter was fully discussed during public hearings, with testimony and documentation presented by the public and various county, local, and state agencies; and

WHEREAS, a proposed Draft Environmental Impact Report relating to the proposed General Plan has been prepared pursuant to the California Environmental Quality Act and is on file in the office of the Town Planner Services and includes:

1. Draft EIR;
2. Appendices to Draft EIR;
3. Comments and responses to comments; (Final EIR)

4. Record of Planning Commission and Town Council public hearings; the said Environmental Impact Report and the General Plan are incorporated herein by reference and are on file in the offices of the Town Clerk and Town Planner; and

WHEREAS, the Town Planning Commission and Town Council have reviewed all environmental documentation comprising the General Plan EIR, and have found that the EIR considers all environmental effects of the General Plan; and

WHEREAS, pursuant to California Government Code Section 64352 the proposed General Plan has been referred and made available to the various public agencies, entities and offices, and

WHEREAS, the proposed General Plan has been available at the following locations; San Bernardino County Library - Yucca Valley Branch, Yucca Valley Town Administrative Offices, Town Planning Offices; and

WHEREAS, the final proposed General Plan and all of its constituent parts are properly integrated, internally consistent and compatible; and

WHEREAS, the California Government Code requires an annual report to the Town Council on the status of the General Plan and progress in its implementation; this annual report will monitor the mitigation of environmental effects set forth in the Final Environmental Impact Report; and

WHEREAS, the above conclusions are supported by records on file in the offices of the Community Development Department and Town Clerk of the Town of Yucca Valley.

WHEREAS, the Town desires to include existing tract numbers 11209 and 12225 and Assessor Parcel Numbers 585-071-16, 17, and 26 as RS-2 within the General Plan; and

WHEREAS, the Town desires to include Assessor Parcel Numbers 586-041-1, 2, 3 and 4 as General Commercial in the General Plan; and

WHEREAS, tracts 11209 and 12225 were recorded prior to the Town's incorporation; and

WHEREAS, the Town has evaluated the capacity of the roadway system associated with tracts 11209 and 12225; and

WHEREAS, the roadways and associated intersections can accommodate additional traffic as identified in the General Plan Environmental Impact Report; and

WHEREAS, the intersections are currently, and will continue to operate below level of service E, and will therefore be in compliance with the Congestion Management Program; and

WHEREAS, an acoustical analysis has been performed as a segment of the General Plan Environmental Impact Report; and

WHEREAS, Joshua Lane to the intersection of Golden Bee has been identified as a major arterial; and

WHEREAS, projected noise levels associated with existing recorded tracts 11209 and 12225, and Assessor Parcel Numbers 585-071-16, 17 and 26, and Assessor Parcel Numbers 586-041-1, 2, 3 and 4 will not generate sufficient traffic volumes to significantly increase vehicular noise levels in relation to total traffic volumes; and

WHEREAS, the biological resources map identifies the probability of critical biological resources being present on the site; and

WHEREAS, the designation of a specific plan overlay provides the Town with the opportunity to protect those critical biological resources; and

WHEREAS, the property is traversed by a natural drainage course which has been identified as a part of the Town's Master Plan of Drainage; and

WHEREAS, the use of a specific plan overlay provides the Town with the opportunity to ensure development of an acceptable drainage system within this segment of the Town's Master Plan of Drainage facilities; and

WHEREAS, the Burnt Mountain Fault is located immediately east of the subject property; and

WHEREAS, the General Plan and General Plan Environmental Impact Report identify policies, programs, and strategies designed to ensure protection of life and property in proximity to and within earthquake fault zones; and

WHEREAS, there is little or no probability of any cultural resources on or in proximity to the site; and

WHEREAS, the possible impacts associated with tracts 11209 and 12225, and Assessor Parcel Numbers 585-071-16, 17 and 26, and Assessor Parcel Numbers 586-041-1, 2, 3 and 4 are accommodated within the system(s) capacities as illustrated by the technical reports attached to the General Plan Environmental Impact Report; and

WHEREAS, the Town has submitted its Housing Element to the State Housing and Community Development Department; and

WHEREAS, the State Housing and Community Development Department has responded with its findings and recommendations; and

WHEREAS, the Department's letter of November 3, 1994 identifies the remaining issues to be addressed; and

WHEREAS, the Town has responded to the Department's request of November 3, 1994, and has provided clarification to those remaining issues; and

WHEREAS, the Town is required, as a municipality within the Southern California Association of Governments (SCAG) region to update its Housing Element on or before June 30, 1996; and

WHEREAS, the Housing Element and Implementation Strategies clearly identify the Town's ability and commitment to provide clean, decent, safe and affordable housing for all income groups within the community.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY AS FOLLOWS:

Section 1. Relationship of General Plan to Environmental Impact Report; Adequacy of Environmental Impact Report (SCH#95072080).

A. The Town Council hereby certifies that the information contained in the Yucca Valley General Plan Environmental Impact Report has been reviewed and considered by the members of the Town Council with respect to the General Plan.

B. The Town Council hereby certifies that the information contained in the Yucca Valley General Plan Environmental Impact Report has been prepared and completed in accordance with CEQA and State and Local Guidelines and Rules adopted pursuant thereto.

C. The Town Council hereby finds that no adverse effects to the environment occur as a result of adoption of the General Plan as outlined in the project EIR; and with respect to the adverse environmental impacts detailed in the Yucca Valley General Plan Environmental Impact Report:

1. That the environmental impacts with respect to the proposed General Plan have been considered and recognized that all impacts have been mitigated through mitigation measures made part of the General Plan and General Plan EIR;

2. That pursuant to Section 15091(a)(1) of the California CEQA Guidelines and based on information set forth in the Yucca Valley General Plan Environmental Impact Report, the Town Council finds and determines that measures have been incorporated into the General Plan which mitigate or avoid the adverse impacts identified in the Yucca Valley General Plan Environmental Impact Report for earth, plant life, animal life, noise, natural resources, risk of upset and aesthetics and that the implementation of the General Plan would pose no significant impact on those areas and that the implementation of the General Plan would pose neither adverse nor significant impact on light and glare, public services, energy and utilities, human health, recreation and cultural resources.

3. That no adverse impacts will have a significant effect or result in a substantial or potentially substantial adverse change in the environment as a result of the proposed General Plan;

4. The General Plan EIR has described all reasonable alternatives to the project that could feasibly obtain the basic objectives of the project (including the "no project" alternative), even when these alternatives might impede the attainment of some of the goals and objectives of the Town and might be more costly;

5. The specific alternative of "no project" has been evaluated in terms of its potential for impact mitigation and should be rejected in favor of the benefits which will be derived from the project;

6. All reasonable alternatives to the General Plan which could feasibly achieve the objectives for the General Plan have been considered and rejected in favor of the version of the Plan as recommended for adoption hereby;

7. Cumulative impacts of the project in relationship to other projects in the area have been considered and except with respect to those impacts identified in the Draft Environmental Impact Report, mitigation measures are incorporated as part of the General Plan to reduce such impacts to acceptable levels;

D. The Town Council further finds and determines that all significant environmental effects identified in the Yucca Valley General Plan Environmental Impact Report have been reduced to an acceptable level in that:

1. All significant environmental effects are avoided or have been eliminated or substantially lessened as determined through findings set forth in this resolution and other documents in the record, identified in said General Plan EIR.

Section 2. Additional General Plan Findings/Statements.

A. The General Plan is a long-term comprehensive plan for the physical development of the Town, and of any lands outside the Town's boundaries which bear relation to the Town's planning.

B. The General Plan and the elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the Town.

C. The General Plan adequately addresses each of the seven elements specified in Government Code Section 65302 (land use, circulation, housing, conservation, open space, noise and safety elements) and for public facilities/infrastructure.

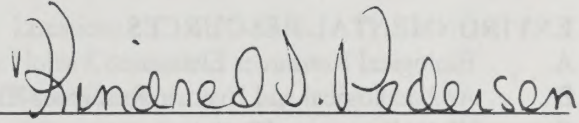
D. The General Plan in form recommended for approval is incorporated herein by reference and is on file in the offices of the Town Planner and the Town Clerk.

BE IT FURTHER RESOLVED that based upon the findings, conclusions and reasons hereinabove set forth, the Town Council of the Town of Yucca Valley CERTIFIES the said Yucca Valley General Plan Environmental Impact Report and ADOPTS the Yucca Valley General Plan.

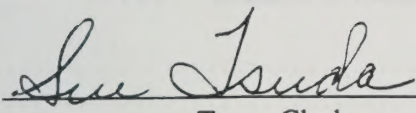
BE IT FURTHER RESOLVED that the Town Council recommends that a Notice of Determination with respect to the General Plan EIR pertaining to the approval of the General Plan and all other actions in furtherance thereof be filed.

BE IT FURTHER RESOLVED that the Town Clerk shall attach a certified copy of this Resolution to the General Plan Environmental Impact Report in the custody of the Town Clerk, and shall attach a certified copy of the Resolution to the original General Plan, adopted this date, to be retained in the custody of the Town Clerk, and shall endorse on the said General Plan the date of its adoption by the Town Council.

APPROVED AND ADOPTED this 14th day of December, 1995.

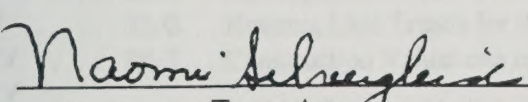

MAYOR

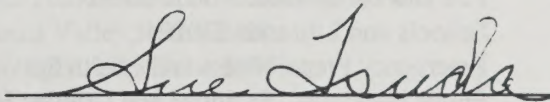
ATTEST:


Town Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:


Town Attorney


Town Manager

TOWN OF YUCCA VALLEY

COMPREHENSIVE GENERAL PLAN

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TOWN OF YUCCA VALLEY

COMPREHENSIVE GENERAL PLAN

CHAPTER I

INTRODUCTION TO THE GENERAL PLAN

This introductory chapter of the General Plan provides the broadest overview of the General Plan, what information it contains and how it should be used. The chapter also summarizes the Town's history and important features. The size of the planning area, the state of existing development and the community's valuable resources are also summarized, and maps of the region and Town boundaries are provided. The relationship of the General Plan to the Environmental Impact Report is explained. Finally, the chapter ends with a vision statement in the form of a poem dedicated to the Town.

INTRODUCTION

YUCCA VALLEY COMPREHENSIVE GENERAL PLAN

All incorporated towns and cities, and all counties are required by the California Government Code to prepare comprehensive, long-term general plans, which direct development of the community. As an official document of the Town of Yucca Valley, the General Plan provides the goals, policies, programs and implementation strategies to guide the development of the Town and to preserve its valued assets and resources. In addition to goals and policies, the General Plan includes issue discussions, diagrams and maps, tables and charts which provide direction for the prudent and conscientious management of future development.

This section of the General Plan describes the Town of Yucca Valley and its composition. It also describes the planning area which includes the Town limits, and the regional context and long-term perspective taken by the Town in developing this document. Finally, this brief chapter provides an overview of the General Plan and its role as the principal development guide for community development.

TOWN OF YUCCA VALLEY

The Town of Yucca Valley comprises an important administrative, commercial and business center for the Morongo Basin and Lower Mojave Desert region. Located in the south-central portion of San Bernardino County and a transitional area between the high and low deserts of southeastern California, the Town also sits at a pivotal location in terms of the region's geology. Both resulting climate and geotechnical activity have shaped Yucca Valley.

It was not until the latter part of the 19th century that substantial settlement by Europeans took place. For millennium before that time, Native Indians of the Serrano and associated clans, and their ancestors, shared this region and its resources. It was not until the early 20th century that Yucca Valley began to expand into a town. Today, it is the center of business and the major provider of homes and services for the Morongo Basin, sharing its important role with those of the Joshua Tree National Park and the Twentynine Palms Marine Corps Air Ground Combat Center and the demands they place on the community for residences, commercial and public services and tourist facilities.

Yucca Valley has served as a residential community and commercial center for many years. With the restructuring of the Southern California economy, the continued importance of Twentynine Palms military facilities, and the increasing appreciation and status of major adjoining federal desert lands, the Town is now poised to locally restructure its future. Reflecting a drive for a balanced and well integrated community, the Town also remains faithful to its commitment to a rural lifestyle it values and takes into consideration the natural resources of the area.

The Town of Yucca Valley encompasses 24,916± acres or over 38 square miles. Development over the past decades has focused along and been most intense adjacent to State Highway 62 (Twentynine Palms Highway), with progressively less dense and more scattered residential development north and south of Highway 62. Industrial land uses are found in a few scattered locations, and the Highway 62 corridor serves the Town and the region as an integrated mix of commercial businesses.

The Town has taken shape in an elevated high desert valley ranging from one to about six miles wide. The Little San Bernardino Mountains to the south and the hills and mountains on the Town's north have produced an east-west trending valley with its floor sloping to the east. The Town is also a geographically important location, where significantly differing wildlife habitat, landscape and geology meet.

This General Plan for Yucca Valley reflects the Town's appreciation for the best things the community has to offer and a determination to protect them. The Plan also reflects and acts on the new opportunities that arise from the new status and appreciation for our unique desert lands. Simply, the community's highest values go hand in hand; appreciating and protecting the rural and natural environments are both sides of the same coin.

THE GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT

The Comprehensive General Plan and associated Environmental Impact Report (EIR) have been developed to

serve as a framework for decision-making regarding the appropriate types, intensities and conditions by which development is to be permitted in the Town. The process of preparing these documents included thoughtful and extensive community consultation including the identification of issues, the development of goals, policies, and programs, the consideration of various alternatives and the selection of a preferred course of action, and finally, the development of strategies to implement the General Plan.

As required by state law, each jurisdiction must prepare and adopt a General Plan and supporting documentation to provide the basis for the community's development. The Town of Yucca Valley identifies the environmental, social and economic goals, and sets forth policies, standards, programs and implementation strategies for existing and future development. The General Plan also provides the framework to analyze and respond to changing circumstances as the Town evolves.

The background information and issues are summarized in the General Plan and are discussed in greater depth in the General Plan EIR. Therefore, both documents provide Town officials and the general public with vital information necessary to make informed decisions. The General Plan and the EIR also serve as the basis for subsequent planning efforts, including the preparation of Specific Plans and special environmental and planning studies.

GENERAL PLAN PROCESS

This is the second Yucca Valley Draft Comprehensive General Plan. The first Draft was circulated in the Fall, 1994. At the conclusion of the public hearings, the Town Council directed staff to increase densities in approximately six (6) square miles and, re-draft and recirculate the General Plan and Environmental Impact Report, and bring the project back for public review.

This Draft Comprehensive General Plan has been amended to reflect the requested increase in densities, and the accompanying Environmental Impact Report has been amended to reflect the land use amendments.

As part of these amendments and analysis, computerized land use and socio-economic data was provided by the Southern California Association of Government (SCAG). (See Circulation Element Traffic Study for additional details.) As a result of the use of computerized land use data, the Draft Comprehensive General Plan and Environmental Impact Report reflect a total incorporated acreage of 24,916.

While this represents a slight increase over the commonly used 24,390, the analysis is based upon default factors with the computerized data base, and therefore the calculation and analysis throughout both Draft Comprehensive General Plan and Environmental Impact Report are based upon 24,916 total acres within the incorporated Town boundaries.

Terra Nova Planning & Research and numerous sub-consultants completed the first Draft Comprehensive General Plan and Draft Environmental Impact Report. The second draft of both documents has been completed by Town staff in conjunction with the firm Robert Kahn, John Kain and Associates. New Circulation, Traffic and Acoustical studies were provided by Robert Kahn, John Kain and Associates to analyze the changes and impacts resulting from the increased land use densities. No other significant modifications and amendments have been made in the second draft of either document.

The appendices in the Environmental Impact Report include the special studies from both the first and second drafts for analysis purposes. Copies of both the Draft General Plan and Draft Environmental Impact Report illustrating additions, modifications and deletions to the first draft documents are on file at the Yucca Valley Town Hall.

A VISION OF YUCCA VALLEY

What makes people move to the Town of Yucca Valley?
Is it our fine roads?
Is it our palatial housing?
Is it our great shops, tourist sights, award-winning restaurants?
No, you say? It is none of these things.

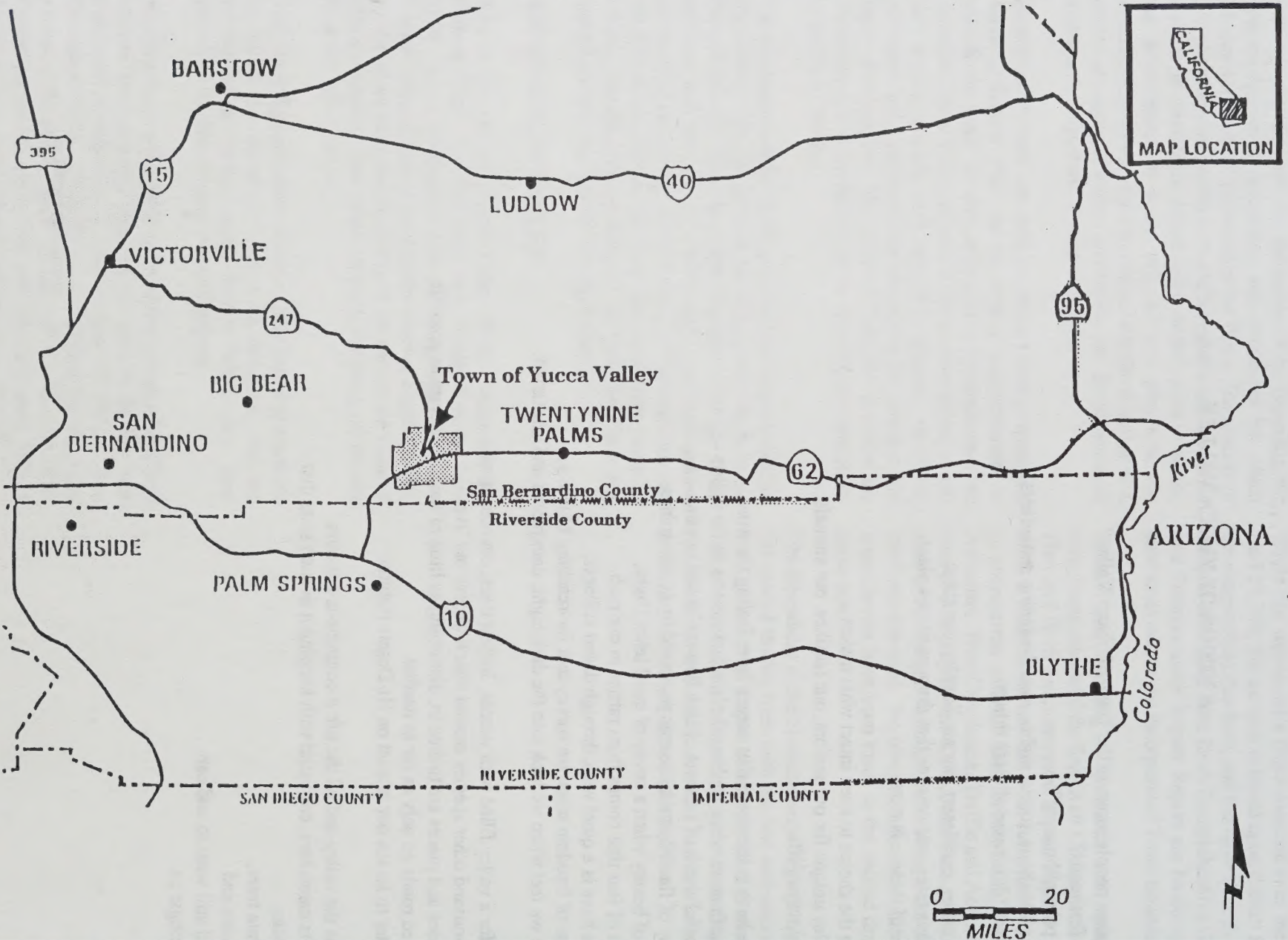
It is our valley, our desert, our air, our sky, our stars,
Our Joshua trees, our coyotes that draw us to this place.
Yet none of these....is ours

We have the choice to keep intact what makes
This valley unique for our seniors, our families, our animals,
Our rural way of life.

What we have is the peace that comes from feeling the wind,
The call of nature when we hear the howl of coyotes in the night,
The colorful shock of a carpet of tiny flowers locked in sand,
The irony of flamboyant blossoms protected by cactus spines,
The joy of beauty when a covey of quail takes flight,
The rush of fear that comes from rattles in our path.
What we have is a quiet walk through desert stillness,
The sense of freedom when we survey that far-reaching blue sky,
The awe we feel when we look into the dark night, unexplored and uncharted.

We opt for a valley filled with yuccas, Joshua trees, coyotes, quail
And a thousand other species around which we live our lives.
Our houses and places are tucked in, disturbing as little of land and nature as possible.
Our paved roads go only as far as needed.
We cluster to lessen our impact on Hi-Desert Habitat.

For while the valley-and all the life it contains-is not ours,
We are its caretakers, entrusted with keeping it in such state that
The Yuccas,
The Joshua trees,
The coyotes and
The quail still want to and can
Live amongst us.

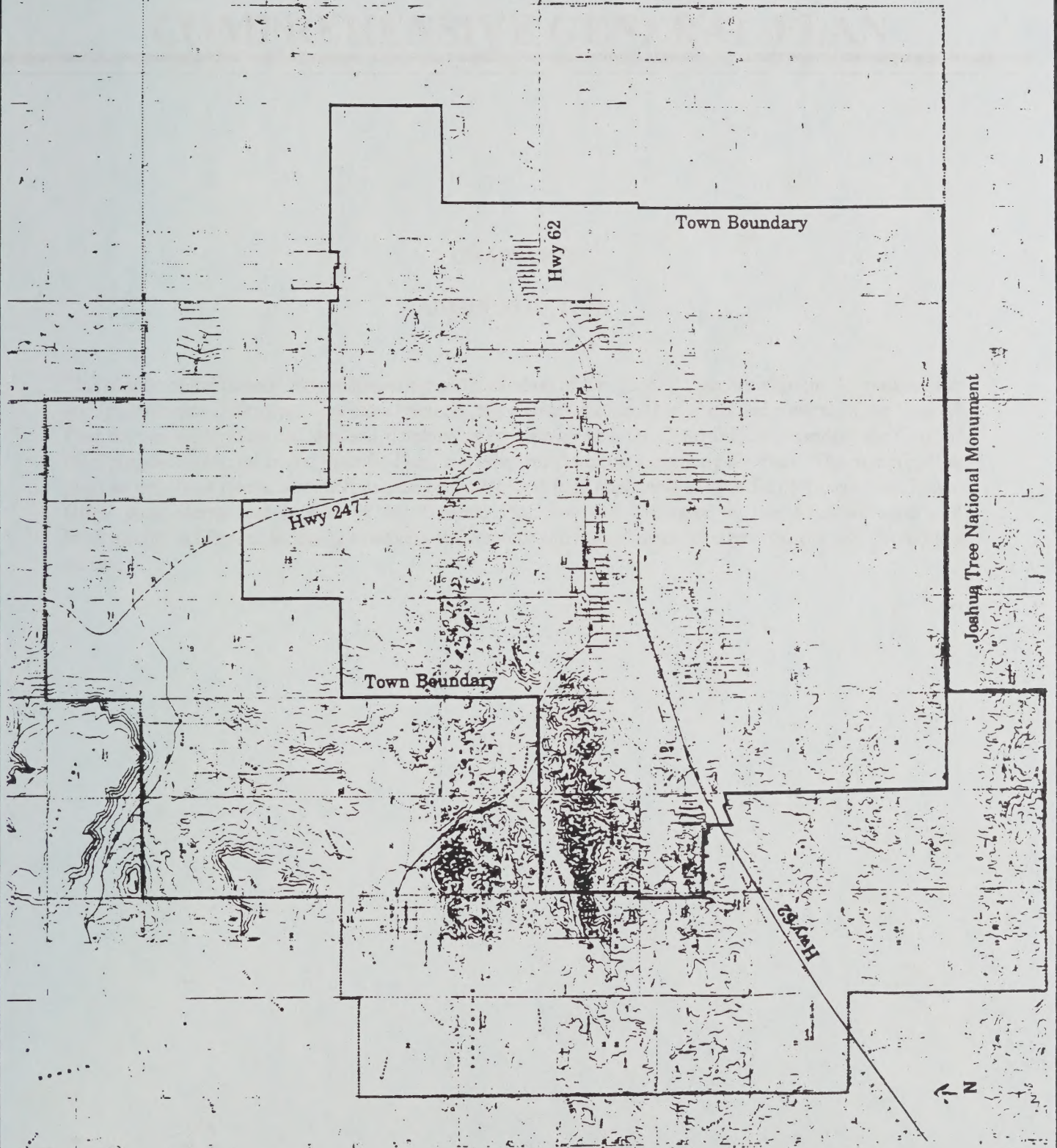


REGIONAL LOCATION MAP

Exhibit

I-1

GENERAL PLAN STUDY AREA



I-5
TOWN OF YUCCA VALLEY
GENERAL PLAN STUDY AREA

Exhibit

I-2

TOWN OF YUCCA VALLEY

COMPREHENSIVE GENERAL PLAN

CHAPTER II

ADMINISTRATION

This chapter of the General Plan addresses the administration of the General Plan, through the Administration and Implementation Element. Key discussions in this element include the format and content of the General Plan, the various chapters and elements, determining consistency with the General Plan, amending the General Plan, purpose and scope of the Specific Plan, and other means of implementing the Plan. The Specific Plan plays an important role as a refined version of the General Plan applicable to specific portions of the Town. Other components and aspects of the General Plan are also discussed in the Administration and Implementation Element, including environmental resource and hazard maps, design concepts, and procedural matters.

ADMINISTRATION AND IMPLEMENTATION ELEMENT

PURPOSE

The purpose of the Administration and Implementation Element is to provide background on the information set forth in the General Plan, its organization, the Plan's function and its relationship to other regulatory documents, including the California Environmental Quality Act (CEQA), the Subdivision Map Act, and the Town Development Code. The Administration and Implementation Element also describes review and amendment procedures. It is the intent of this Element to describe the various means by which the General Plan is implemented, including Element-specific implementation strategies. The Element also sets forth goals, policies and programs intended to effectively administer the General Plan and facilitate implementation strategies, which are also part of this Plan.

BACKGROUND

The Administration and Implementation Element provides for the periodic review and amendment of the General Plan, establishing formal procedures to ensure that the Plan is maintained and kept current with changing conditions, and that it continues to reflect the goals of the community as a whole. The Element also facilitates the review and processing of land use and development proposals, the appropriateness of which is determined through a review of applicable policies and standards for consistency with the General Plan.

California Government Code (Section 65300) requires that incorporated communities and counties prepare and adopt a comprehensive, long-term General Plan which regulates the physical development of lands under the jurisdiction of, or having an influence upon, the community. The General Plan and its various elements are required to function as an integrated, internally consistent and compatible statement of policies (Government Code Section 65300.5).

It is also recognized that special local conditions and circumstances must be accommodated and that the General Plan may take differing forms, while meeting its minimum requirements (Government Code Section 65300.7). The General Plan must be designed to be responsive to the

variations in community size and density, fiscal and administrative capabilities, land use and development issues, and the needs of each community's residents (Government Code Sections 65300.9, 65302).

Format and Content

The Yucca Valley General Plan is organized into five major chapters: Administration, Community Development, Environmental Resources, Environmental Hazards, and Public Services and Facilities. Within each chapter are the various General Plan Elements providing background information and related issues, goals and specific policies.

The Yucca Valley General Plan is strongly supported by programs, set forth in each element, that reflect the community's pro-active philosophy of local government. Implementation strategies have been included to facilitate long-term planning and infrastructure development.

Goals, Policies, Programs and Implementation Strategies

The General Plan goals are developed as broad statements reflecting the Town's values, aims and aspirations. These goals address the physical development of the Town, as well as the preservation of the community's important environmental and cultural assets. The policies have been developed to further the goals of the General Plan, and set forth specific performance requirements for each element. Programs accompanying the elements provide quantitative and qualitative targets, establish the agencies responsible for the program and a schedule of program implementation and review. The implementation strategies, found in Appendix A of this General Plan, further refine programs, and describe specific measures, their implementation and source of funding.

Maps and Graphics

Official maps and graphic examples are incorporated into the General Plan to delineate land use and circulation patterns, scenic highways, community focal points, open space and

recreation facilities, and areas requiring special consideration or study. Important or significant environmental resource and hazard areas are also mapped, as well as public and quasi-public facilities. These official maps carry equal authority with the goals and policies of the General Plan.

The Elements

California Government Code Section 65302 establishes the seven (7) mandatory elements of the General Plan: Land Use, Circulation, Housing, Conservation, Open Space, Mineral, Energy & Conservation, Safety, and Noise. It is recognized that some of the required elements may be addressed in combination with other complementary elements, such as Open Space, Mineral, Energy and Conservation.

All of the mandated elements are found within the Yucca Valley General Plan. This document integrates the mandatory and discretionary elements into five (5) major chapters, organized to reflect compliance with State requirements that the General Plan be internally consistent, comprising an integrated and compatible statement of policies for the Town. Each element of the General Plan has equal legal authority. Exhibits I and Exhibits II in this Element illustrates the relationships between element and a comparison of General Plan issues compared against required General Plan elements.

Community Development Chapter

The Community Development chapter most directly affects the character and quality of life of the community through the distribution of land uses, the intensity of commercial and other development, densities and types of housing, roadway and circulation plans, the provision of parks and recreational facilities, the establishment of architectural and community design guidelines, the preservation of scenic vistas, and the preservation and enhancement of a healthy economy. This chapter includes the following General Plan elements:

Community Development

- * Land Use
- * Circulation
- * Housing
- * Parks, Recreation and Trails
- * Community Design
- * Scenic Highways
- * Economic Development

Environmental Resources Chapter

This chapter describes the resources of the physical natural environment, including man-made artifacts of historical or archaeological significance, biological resources, open space and conservation and other natural resources. Goals and policies are set forth within each element to assure the preservation and enhancement of the physical environment and resources as important assets of the community. The Environmental Resources chapter includes the following elements:

Environmental Resources

- * Biological Resources
- * Archaeological and Historic Resources
- * Water Resources
- * Air Quality
- * Open Space, Mineral, Energy and Conservation

Environmental Hazards Chapter

This chapter describes the hazards of the physical environment, including man-made hazardous conditions and toxic materials. Within each Element, goals and policies are set forth which identify specific hazards and means of assuring the protection of public health, safety and welfare. Hazards of particular concern to the Town are given special attention in this chapter. The Environmental Hazards chapter of the General Plan includes the following element:

Environmental Hazards

- * Seismic Safety
- * Slopes, Sediment Control and Soil Conservation
- * Flooding and Hydrology
- * Noise
- * Hazardous and Toxic Materials

Public Services and Facilities Chapter

The assurance of adequate levels of essential public facilities and services is a principal concern of local government. To assure an adequate level of services and facilities congruent with the level of development anticipated in the Town, goals and policies are set forth in each element. The Public Services and Facilities chapter of the General Plan includes the following elements:

Public Services and Facilities

- * Fire and Police Protection
- * Schools and Libraries
- * Emergency Preparedness and Health Services
- * Public Buildings, Facilities and Utilities
- * Arts, Culture and Humanities

Using The General Plan

The General Plan is a comprehensive information and planning guide established by State law to provide a framework for making informed decisions about the future of the community. The General Plan, and supporting environmental documentation, identify concerns and issues important to the community, analyze them, and establish goals and policies, programs and implementation measures, which resolve these issues. Special studies and performance programs are also integral parts of the goals, policies, programs and measures which assure effective implementation of the General Plan.

Consistency with the General Plan

Proposals for development, either developer or Town initiated, must be analyzed and tested for consistency with the goals, policies, and programs in every applicable element of the General Plan. Proposals to amend a Specific Plan, the Development Code, or the General Plan text or Maps also require findings regarding consistency with the General Plan. Inconsistency of a project with the General Plan shall preclude development approval, or require a finding of overriding consideration. This test of General Plan compliance is also a required criteria for determining significant impacts under the provisions of the California Environmental Quality Act (CEQA).

Interpretation of the General Plan

In any case where uncertainty exists regarding the location of boundaries of any land use category, proposed public facility symbol, circulation alignment, or other symbol or line found on the official maps, the following procedures will be used to resolve such uncertainty.

Boundaries shown as approximately following the limits of any municipal corporation shall be construed as following such limits. Boundaries shown as following or approximately following section lines, half-section lines, or quarter section

lines shall be construed as following such lines.

Boundaries shown as following or approximately following the centerline of streams, creeks, rivers, or other continuously or intermittently flowing streams or creeks shall be construed as following the channel centerline of such water courses taken at mean low water, and in the event of natural change in the location of such streams or other water courses, the zone boundary shall be construed as moving with the channel centerline.

Where a land use category applied to a parcel is not mapped to include an adjacent street or alley, the category shall be considered to extend to the centerline of the right of way. Boundaries shown as separated from, parallel, or approximately parallel to any of the features listed above shall be construed to be parallel to such features and at such distances therefrom as are shown on the map. Symbols that indicate appropriate locations for proposed public facilities are not property specific. They indicate only the general area within which a specific facility should be established.

CEQA Review of Consistency

State CEQA Guidelines require that an initial study include "an examination of whether the project is compatible with existing zoning and plans." The State CEQA Guidelines further stipulate that, "A project will normally have a significant effect on the environment if it will conflict with adopted environmental plans and goals of the community where it is located." If a determination is made by the Planning Commission or the Town Council that the proposed action is inconsistent with the General Plan, no further action shall be taken without the completion and processing of an EIR or other detailed analysis which would support a finding of overriding consideration.

Zoning Consistency

California State law also mandates that the Town's Zoning Ordinance be consistent with the General Plan. In the event that the Zoning Ordinance becomes inconsistent with the General Plan by reason of an amendment, the Zoning Ordinance must be amended within a reasonable time so that it is made consistent with the General Plan, as amended.

Amending The General Plan

The General Plan is not a static, but rather a dynamic and multi-faceted document, which defines and addresses the

changing needs of the community. It is also based on an on-going assessment and understanding of existing and projected community needs. To assure that the General Plan is kept current, short-term programs and policies may be reviewed annually to reflect compatibility with budgetary priorities and related program status. Long-term programs and implementation measures must also be given forward planning consideration to assure timely funding and development of critical infrastructure and public services and facilities.

Annual Review

California Government Code requires that the planning agency "render an annual report to the legislative body (Town Council) on the status of the Plan and the progress in its implementation" (Section 65400(b)). State law further requires that the Housing Element be reviewed and updated at least once every five (5) years.

The General Plan may be amended up to four (4) times in each calendar year. The Town Council or any citizen may initiate a General Plan Amendment. It is left to the discretion of the local jurisdiction to establish an amendment schedule to be published one year in advance.

Application Procedures

Applications for the amendment of the General Plan are filed with the appropriate fees with the Town Community Development Department. An amendment to the General Plan constitutes a project under the California Environmental Quality Act (CEQA), and therefore is evaluated for its environmental effects and consistency with the General Plan. Final approval of General Plan amendments remains with the Town Council.

Exemptions

The State Legislature has recognized that occasions arise which require the local jurisdiction to have some flexibility in amending the General Plan. As set forth in the California Government Code, the following are exempt from the General Plan amendment schedule.

(1) Amendments requested and determined necessary for the development of a residential project, of which at least twenty-five percent (25%) of its units will be available to persons of low or moderate income (Sections 65361(b) and 65358(d)).

(2) Any amendment necessary to comply with a court decision in a case involving the legal adequacy of the General Plan (Sections 65361 and 65358 (d) (1)).

Specific Plans

A specific plan plays an important role as a refined version of the General Plan, applicable to a specific portion of the community. Specific Plans often provide detailed design and analysis of complex mixed-use projects, and indicate precise land use locations and designs. Specific Plans contain text, exhibits, and diagrams indicating the distribution, location, and intensity of proposed land uses and the necessary public and private urban support systems, including streets, utilities and drainage facilities.

Specific Plans also define the standards and criteria by which development and, where applicable, conservation will proceed. Additionally, a Specific Plan provides a program of implementation measures and financing necessary to carry out the project. It must also be consistent with all facets of the General Plan and, in turn, zoning, subdivision, and public works projects must be consistent with an existing Specific Plan (Government Code Section 65455).

Specific Plans are required for lands designated with the Specific Plan overlay on the Land Use Map. Larger complex development proposals may also be required to process a Specific Plan. Specific Plans are prepared, adopted and amended in the same manner as a General Plan, may be adopted by resolution or ordinance, and may be amended as often as deemed necessary by the Town Council. Development proposals within areas designated with a specific plan overlay on the General Plan Land Use Map cannot proceed until a Specific Plan has been prepared and adopted by the Town Council.

In areas where the Specific Plan encompasses more than one property, the plan must be completed and adopted prior to development on any affected property. Specific Plans may be prepared either by the applicant or the Town. Should the Town prepare the Specific Plan, it is entitled to reimbursement pursuant to Section 65456 of the California Government Code.

Capital Facilities

Among the statutory responsibilities of California, incorporated towns, cities and counties is to "annually review the capital improvement program of the city or county and

the local public works projects of other local agencies for their consistency with the General Plan.” Also, pursuant to Government code Section 65401, all departments within the Town and all other local government agencies must submit a list of proposed projects to the Town. The Town is responsible for reviewing these projects for conformity with the General Plan.

Implementation of the Plan

California Government Code Section 65103(c) requires that local jurisdictions implement the General Plan once it has been adopted. The Yucca Valley General Plan relies on element programs and implementation strategies (see Appendix A), as well as the related mitigation measures and programs set forth in the General Plan Program EIR, to serve as implementation measures. The Town Development Code also plays a critical role in implementing the goals and policies of the Plan, and Specific Plans provide detailed implementation programs for specific portions of the General Plan area.

Implementation Through the Development Code

The Development Code, which includes the Zoning Ordinance, is an exercise of police powers granted to the Town by the State, and is the primary tool for implementing the General Plan. The Development Code regulates land use by distinct development zones and permitted uses. Text, maps, diagrams and other materials describe the distribution and intensity of land uses into such categories as residential, commercial and industrial uses.

Written regulations establish minimum development standards for each of the land use zones in a manner consistent with the General Plan. Permitting processes set forth in the Development Code, including Conditional Use Permits, Variances, Architectural Reviews and other land use permitting also implement the General Plan. The implementation of the General Plan is further regulated by Government Code Sections 65800 et. seq.

Implementation Through the Subdivision Ordinance

Like Zoning Ordinances, subdivision regulation is also an exercise of police powers and a principal instrument for implementing the General Plan. Establishing state wide uniformity in local subdivision procedures, the State

Subdivision Map Act (Government Code Sections 66410 et seq.) leaves the standards for regulating the design and improvement of subdivision to local government.

The broadest authority for regulating subdivision lies in Government Code sections 66473.5, 66474, 66474.60, and 66474.61, requiring findings that, among other things, the subdivision is consistent with the Town General Plan and any applicable Specific Plan.

Development Agreements

State law provides for the adoption of development agreements between a project proponent and the Town, in accordance with Government Code Section 65865 et seq. The purpose of development agreements is to provide developers with additional assurances that development approvals will not be nullified by some future local policy or regulation change. In exchange, the developer may be required to meet certain conditions or performance criteria which become part of the agreement.

Development agreements can be a useful means of meeting General Plan goals and policies, while removing some of the risks faced by developers. Agreements can remain in effect for a few or several years, the term typically set forth in the agreement.

It is important to emphasize that, as set forth in Government Code Section 65866, the Town, unless otherwise provided by the development agreement, is not prevented from applying new rules, regulations, and policies which do not conflict with those rules, regulations, and policies applicable to that property. Neither is the Town prevented from denying or conditionally approving any subsequent development project application on the basis of such existing or new rules, regulations or policies.

FUTURE DIRECTIONS

The Administration and Implementation Element is essential to the effective enactment of the General Plan. The Plan relies on the development and maintenance of Town regulatory documents, including the Development Code, Specific Plan requirement, the Subdivision Ordinance, and Town Rules for the Implementation of CEQA. The General Plan itself is a living document with mandates for frequent review and refinement. Amendments to the Plan should be given careful consideration and not be granted casually. The goal, policies, programs and implementation strategies of the Element will

help to assure the effective administration and implementation of all elements of the Yucca Valley General Plan.

ADMINISTRATION AND IMPLEMENTATION GOAL, POLICIES AND PROGRAMS

GOAL

Comprehensive and integrated administration and implementation of all elements of the Yucca Valley General Plan through consistent and effective regulatory processes and procedures.

Policy 1

Provide for the periodic revision and updating of the General Plan and ensure that associated Town ordinances, including the Development Code and Subdivision Ordinances, are maintained in conformance with the General Plan.

Program 1.A

The Town Council shall, through the public hearing process, receive an annual report from the Planning Commission on the status of the General Plan and shall make recommendations which address identified inadequacies or opportunities for updating the Plan.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Annually

Program 1.B

Prepare and the annually adopt a schedule for the holding of not more than four (4) public hearings to amend the General Plan in any given calendar year, with said schedule to be adopted prior to the year in which the schedule will take effect. The Town Council or any citizen may initiate an application to amend the General Plan.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Annually

Policy 2

Provide for the use of specific plans as a preferred method of detailed and systematic implementation of the General Plan.

Program 2.A

Develop application materials and guidelines for the preparation of specific plans and shall encourage their use for large and/or complex residential, and commercial or

industrial projects of twenty acres or larger.

Responsible Agency: Community Development Department

Schedule: 1995-1996

Policy 3

Examine and review, on an on-going basis, the long-term implications of policies and programs as they relate to the Town's ability to provide public services and facilities.

Program 3.A

The annual review of the General Plan, as set forth in Program 1.A, above, shall include a report on interrelationships, impacts or enhancements of the General Plan with regard to the Town's ability to fund public services or secure public facilities.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Annually

Policy 4

Establish and maintain a formal agreement with San Bernardino County assuring an effective advisory role regarding any and all development and land use planning issues proposed within two (2) miles of the Town boundaries.

Program 4.A

Enter into an agreement with San Bernardino County to review all proposed land use and other development proposals, recognize the Town's advisory role, and request that the County forward copies of all development plans proposed within the advisory area to the Town for review and comment.

Responsible Agency: Town Council; Community Development Department

Schedule: 1995-1996; Continuous

Policy 5

Assure that properly filed development applications shall be processed in an expeditious and timely manner.

Program 5.A

Adopt application processing procedures that assure expeditious and timely processing of land development applications, including "fast tracking" procedures for priority development proposals.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Continuous

Policy 6

In-fill development shall be encouraged within the corporate boundaries of the Town, and expansion of new development shall be logically phased and as appropriate, guided by the development of Specific Plans.

Program 6.A

The Development Code shall provide streamline processing procedures and expedite environmental reviews to encourage development which will in-fill existing vacant lots in already improved and serviced areas.

Responsible Agency: Community Development Department

Schedule: Continuous

Exhibit II-1
Relationship Between General Plan Elements

 GENERAL PLAN ELEMENTS	Land Use	Circulation	Housing	Parks & Rec	Community Design	Scenic Highways	Economic Develop	Biological Resource	Archaeological	Water Resource	Air Quality	Open Space, Min, Eng.	Seismic Safety	Slopes, Sed Con &	Flooding/Hydrology	Noise	Hazardous/Toxic	Fire/Police	Schools/Libraries	Emer Prep & Health	Pub Bldg, Fac,	Arts/Culture
Land Use		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Circulation	✓		✓	✓		✓	✓				✓				✓	✓					✓	
Housing	✓	✓					✓					✓				✓					✓	
Parks & Recreation	✓	✓			✓		✓					✓				✓						
Community Design	✓	✓				✓			✓													
Scenic Highways	✓	✓		✓			✓	✓				✓		✓								
Economic Develop	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Biological Resource	✓			✓	✓	✓						✓									✓	
Archaeological	✓				✓		✓					✓										✓
Water Resources	✓				✓		✓								✓			✓		✓	✓	
Air Quality	✓	✓	✓									✓										
Open Space	✓	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓									✓
Seismic Safety	✓		✓				✓							✓	✓			✓		✓	✓	
Slopes, Sed Con & Health	✓					✓		✓				✓	✓		✓					✓		
Flooding/Hydro	✓	✓												✓	✓		✓			✓		
Noise	✓	✓																				
Hazardous/Toxic	✓							✓		✓	✓							✓		✓		
Fire/Police	✓		✓		✓					✓		✓		✓								
Schools/Libraries	✓	✓																			✓	
Emer Prep & Health	✓	✓											✓		✓		✓	✓		✓		
Pub Bldg, Fac & Util	✓	✓								✓							✓		✓	✓	✓	
Arts/Culture	✓			✓				✓	✓			✓							✓			

Exhibit II-2

Comparison of General Plan Issues to Required General Plan Elements

 GENERAL PLAN ELEMENTS	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
Land Use	✓				✓		✓
Circulation		✓				✓	
Housing	✓		✓				
Parks & Recreation	✓			✓	✓		
Community Design				✓			
Scenic Highways		✓					✓
Economic Develop	✓						
Biological Resource					✓		
Archaeological				✓			
Water Resources				✓	✓		
Air Quality				✓			
Open Space	✓	✓			✓		
Seismic Safety	✓						
Slopes, Sed Con					✓		
Flooding/Hydrology					✓		✓
Noise						✓	
Hazardous/Toxic				✓			✓
Fire/Police							✓
Schools/Libraries	✓			✓			✓
Emergency Prep	✓						✓
Public Facilities	✓			✓	✓		✓
Arts/Culture				✓	✓		

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TOWN OF YUCCA VALLEY

COMPREHENSIVE GENERAL PLAN

CHAPTER III

COMMUNITY DEVELOPMENT

The Community Development Chapter includes the following elements: Land Use, Circulation, Housing, Parks, Recreation and Trails, Community Design, Scenic Highways and Economic Development Elements. This chapter most directly affects the character and quality of life in the community, the distribution of land uses, the intensity and types of housing, the provisions of parks and recreation facilities, the establishment of architectural and community design guidelines, the preservation of scenic vistas, and the preservation and enhancement of a healthy economy.

LAND USE ELEMENT

PURPOSE

The purpose of the Land Use Element is to provide a comprehensive plan of the general allocation and distribution of land uses throughout the Town. The Element also serves as a statement of the standards and targets for residential population density and building intensity. The Land Use Element identifies areas planned for rural, residential, commercial and industrial uses, and areas of existing and planned public and quasi-public uses. It is the broadest of the Elements and is the basis for coherent land use policy development.

The development of a community Land Use Element requires the broadest consideration of the issues addressed in all of the other General Plan Elements. It addresses most of the concerns of the community's development and plays an essential role in synthesizing all land use issues. Although all the General Plan Elements are important, the Land Use Element is generally considered to be the most representative of and essential to the General Plan. In practice, the Land Use Element is the most widely used in the General Plan, with goals, policies and programs set forth to guide and direct the development of the community.

BACKGROUND

The Land Use Element has an essential relationship with all other Elements of the General Plan, affecting the need for resources, infrastructure, jobs and housing, and public services and facilities. The Land Use Element responds to and influences all the Elements and is a summary reflection of the various goals and policies of the entire General Plan.

California Government Code Section 65302 (a) directs the preparation of the Land Use Element and the designation of the general distribution and location, and the extent of various land uses. The Element incorporates designations reflecting physical development and land use, consistent with Section 65303 of the Government code. It incorporates mapping of the General Plan land use distributions and provides statements relating to standards of development intensity and population density.

All of the principles of community and land use planning are applied to the drafting and adoption of a comprehensive, long-term General Plan of land uses for the physical

development of the Town. The process of developing the land use plan involves the analysis of existing land use patterns, current and future available public services and facilities, and consideration of the physical environmental and land character constraints.

The Land Use Element and the accompanying land use map, describe and designate the distribution of land uses by type, location, intensity and/or extent of use. Uses assigned to Town lands are diverse and include: residential, commercial, industrial, open space, recreation, public buildings and facilities, and other categories of public and private land uses.

Until the adoption of this General Plan, the Town was governed by the October, 1980 San Bernardino County Community Plan, as amended. Now (1995), 15 years later, the Town is incorporated and this General Plan is intended as a progression of the previous plans, with the incorporation of changes that represent the Town citizen's needs and the clear desire to maintain the Town's rural, uncrowded character. In areas where land use densities have been reduced from previous plans, as it relates to existing parcels that are smaller than the parcel size indicated by the new land use designation, these smaller parcels are considered legal parcels for the indicated use.

A comprehensive assessment of existing land uses and their distribution was conducted using extensive field surveys and aerial photo analysis, and a new land use concept was developed by the Town of Yucca Valley General Plan Advisory Committee and subsequently refined and adopted by the Planning Commission and Town Council. Table III-1 provides in summary a description of the Town's General Plan Land Use designations. Table III-2 provides the statistical summary for the Town's designated Land Uses. Following the tables, overall land use goals, policies and programs are presented. In addition, a discussion of each major land use category is also provided followed by related goals, policies and programs.

Table III-1
Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
Residential		
(R-H-20) Hillside Reserve	0-1 du/20 ac.	This designation provides for limited single-family residential development within hillside areas and similarly constrained areas, providing the greatest potential for open space preservation and managed animal keeping. It serves as an intermediate land use designation between Open Space lands constrained by topography, biological resources, etc., and more intense residential uses. It precludes premature or inappropriate expansion of urban development. Development and use of these lands is restricted by topography/slopes, drainage and sensitive biological resources.
(R-L) Rural Living	Varies	This designation provides for single-family residential development on a range of lot sizes, including 1, 2.5, 5 and 10 acres. It also reflects lands constrained by topography, drainage, sensitive biological resources and surrounding patterns of subdivided land. This land use provides intermediate steps in development density between more typical urban residential densities and "reserve" densities, providing lots sufficient for rural life-style, animal keeping, and country living.
(R-S-2) Residential Single Family	0-2 du/ac	This low density designation provides for single family residential development on individual lots of approximately one-half acre. It assures minimum lot sizes adequate for large homes and substantial on-lot open space for recreational amenities and animal keeping. These lands serve to buffer standard single family subdivision development from rural living densities, and may be appropriate in areas with some physical site constraints.
(R-S-3.5) Residential Single Family	0- 3.5 du/ac	This designation provides for low density single family residential subdivisions with minimum lot sizes of 10,000 square feet. It allows the development of larger homes, while assuring adequate on-lot open space area and allowing animal keeping. This designation serves to transition between lower and more moderate residential densities.

Table III-1 (cont'd)
Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
Residential (cont'd)		
(RS-4: R-S-5) Residential Single Family	0-5 du/ ac	Typical residential development under this designation is limited to single family. With the potential for increased densities, this designation also makes possible the development of more affordable single family subdivisions, but also allows animal keeping. Residential uses allowing attached or detached single family homes or condominiums (not to include apartment complexes) may also be developed as Planned Residential Developments (PRD's) with shared recreation and other amenities.
(RM-4, RM-8: R-M-10) Residential Multi-Family	0-10 du/ac	This designation allows for the greatest diversity of residential development, ranging from single family to apartments. This designation is most suitable for planned communities and affordable and senior housing, where smaller units and higher densities may be appropriate. Duplex and multiplex development is the most common and provides for PRD's comprised of a varying range of residential types, including apartments and condominiums. Mobile home parks or subdivisions with PRD type development are also allowed.
(RMF: R-M-14) Residential Multi-Family	0-14 du/ac	The purpose of this designation is to promote planned residential development and amenities beyond those expected under conventional development. It is also meant to achieve greater flexibility in design, varying ranges in densities, and encourage well planned neighborhoods through creative and imaginative planning. This designation may also provide for an appropriate mix of housing types, which are unique in their physical characteristics to warrant special methods of residential development. A full range of residential development is permitted, with apartments and condominiums being typical.

Table III-1
Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
Residential		
(R-H-20) Hillside Reserve	0-1 du/20 ac.	This designation provides for limited single-family residential development within hillside areas and similarly constrained areas, providing the greatest potential for open space preservation and managed animal keeping. It serves as an intermediate land use designation between Open Space lands constrained by topography, biological resources, etc., and more intense residential uses. It precludes premature or inappropriate expansion of urban development. Development and use of these lands is restricted by topography/slopes, drainage and sensitive biological resources.
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Table III-1 (cont'd)
Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
Residential (cont'd)		
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Table III-1 (cont'd)
Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
Commercial		
(C-MU) Mixed Use Commercial	Varies	This designation is intended for a mix of land uses, including commercial, professional office, recreational and high density residential uses in and near the downtown area. Its purpose is to allow highly integrated, commercial uses with residential development that can rely on pedestrian access to commercial services and employment centers, and to create new consumer retail markets in the downtown area. Senior housing and convalescent homes may also be appropriate in these areas. Development in this designation shall require a Specific Plan.
(C-S) Service Commercial		This designation allows for the development of small scale commercial centers that provide a limited range of convenience commercial services, smaller grocery and convenience stores, service stations, and other limited retail operations. Lands so designated are typically found separate and largely isolated from other Town commercial areas. Developments typically range between 1-2 acres with up to 15,000 square feet of gross leasable floor area.
(C-N) Neighborhood Commercial		This designation provides for neighborhood scale shopping centers conveniently located near residential areas. These development areas are typically anchored by supermarkets and super drugstores. A wide range of other uses, including banking, barbers/beauty salons, dry cleaners, restaurants and other related activities are typically found in these planned centers. Neighborhood commercial development is meant to serve the primary day-to-day need of local residents. Typical sizes are 8 to 10 acres providing approximately 80,000 to 100,000 square feet of gross leasable floor area.
(C-G) General Commercial		These lands include a wide variety of smaller commercial centers, specialty retail shops, a broad range of clothing and apparel, jewelry stores and a variety of personal service businesses. Many commercial-recreation uses, including movie theaters, bowling alleys and family recreation centers are also appropriate under this designation. Smaller, moderately priced department stores may also be appropriate under this designation. Development may range from free-standing retail buildings and restaurants, to planned commercial centers. Typical sizes range between 2 to 8 acres with gross leasable square footage varying with uses. Hotels and Motels may also be appropriate on these lands.

Table III-1 (cont'd)
Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
Commercial (cont'd) (C-C) Community Commercial		This designation provides for larger, community scale shopping centers and malls, which may be anchored by several department stores, a variety of retail outlets, and restaurant and entertainment uses. Hotels and motels may also be appropriate on these lands. Developments of this type and related uses are meant to serve a market including and extending beyond the community. Typical sizes range between 100,000-200,000 square feet or more of gross leasable floor area. This type of development will typically require approval of a Specific Plan. While smaller than regional facilities, the community commercial center will serve the entire community, as well as the surrounding market area.
(C-O) Office Commercial		This designation is limited to a variety of professional office development, including administrative and corporate, law, medical, financial and insurance, real estate, and government offices. Many commercial-recreation uses might also be appropriate in the designation. The type of uses allowed by this designation may also be combined with Neighborhood, General and Community scale commercial uses. These less intense office-oriented uses may also be compatible with medium and higher density residential development.
(C-RR) Resort/Recreation Commercial		This designation allows for the development of hotels and motels, and destination resort development with limited commercial uses such as restaurants, lounges and small retail shops that directly support the primary use. In addition, recreational facilities may include golf courses, tennis courts, swimming pools and spas, theaters, miniature golf and batting cages, and riding stables, arenas and rodeo facilities. Recreational vehicle (RV) parks, campgrounds and similar types of limited stay occupancy may also be appropriate.
(SP) Specific Plan Overlay		This designation is used in conjunction with other underlying designations. It requires the preparation and approval of a Specific Plan. The Specific Plan (SP) overlay designation is applied as an overlay on the General Plan Land Use Map and can be added to any land use designation. It is also an integral part of the Mixed Use Commercial (C-MU) land use designation and is required as a means of processing community scale

Table III-1 (cont'd)
Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
SP (Specific Plan Overlay, continued)		commercial development proposals. Specific Plans provide detailed design and analysis of large scale and/or complex mixed use projects indicating the distribution, location, and intensity of proposed land uses. They also examine the required level of public facilities and services and their availability, and establish economic viability of proposed development. Specific Plans afford the Town's decision makers a unique opportunity to exercise a substantially greater degree of both flexibility in, and control over the type, extent, internal consistencies, design and other development parameters of a particular area so designated than would be possible using solely General Plan guidelines and a Development Code. <i>Civic Center Specific Plan</i> This plan encompasses approximately 689± acres generally located west of Balsa and east of Sage Avenue, and north and south of Highway 62. A wide variety of uses, including a full range of residential, commercial and public/quasi-public, are included in this planning area. This is a Town- initiated Specific Plan. <i>Western Hills Estates Specific Plan</i> This planning area encompasses approximately 435± acres located in Section 5, immediately west of La Contenta and south of Yucca Trail. The underlying land use designation of RS-5, five units per acre has been assigned with a "Seniors Only" overlay that allows these densities while limiting impacts to infra-structure and adjoining lands. <i>Santa Fe Railroad/Section 13 Specific Plan</i> This planning area encompasses 640± acres in Section 13, adjacent to the Joshua Tree National Park. The underlying land use designations are RS-2 (2du/c) on the northerly two-thirds and R-L-5 (1du/5ac) on the southern one-third of the section. On site constraints and opportunities, and surround sensitive land uses and resources require thoughtful master planning of this section through the Specific Plan process. <i>Santa Fe Railroad/Section 15 Specific Plan</i> The planning area encompasses 640 acres in Section 15, adjacent to the Joshua Tree National Park. The underlying land use designations are RL-2.5(SP) on the northerly 1/3, RM-14(SP) on 1/6 and HR-10 on the southerly 1/2.

Table III-1 (cont'd)
Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
SP (Specific Plan Overlay, continued)		<i>Section 32 Specific Plan</i> The Section 32 planning area encompasses almost 640 acres, and is located west of La Contenta, bounded on the north by Highway 62, and on the south by Yucca Trail and on the west by Avalon. Land Use designations include extensive Industrial. Other designations include General and Resort/Recreation Commercial, Public/Quasi-Public. The Section 32 Specific Plan will provide an integrated master design that accommodates the designated land uses and the physical constraints/opportunities particular to the planning area. The 40 acres designated C-RR on the Burnt Mountain is located in an area of low density residential neighborhoods. During subsequent review and consideration of the Specific Plan and other implementing permit applications, the Town shall carefully consider impacts of any proposed projects on the surrounding neighborhoods. These shall include noise, traffic generation, hours of operation, light and glare, security, and all other issues typically evaluated in the land use matters, prior to consideration of the project by the Town council.
Industrial		
(I) Industrial		This designation provides for the development of any and all industrial uses operating entirely in enclosed buildings, and those requiring limited outdoor storage. Examples include clean manufacturing operations, warehousing and mini-warehouse storage, fabrication of cabinets and other wood products, and contractor's storage facilities. Preferred development includes master planned business and industrial parks with integrated access and internal circulation. This designation may also allow conditional development of more intense industrial uses with the potential to generate objectionable levels of noise, smoke, dust, glare, traffic vibration or other nuisance. Examples include the manufacturing of durable goods such as appliances, furniture, fabricated metal products, and light electrical and transportation equipment. Potential for greater dependence on outdoor storage. Proponents would be required to mitigate any adverse impacts to insignificant levels, demonstrate conformance with all community environmental standards and compatibility with existing and planned land uses.

Table III-1 (cont'd)
Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
Public Services and Facilities		
(P/QP) Public/Quasi-Public		As noted herein and on the Land Use Map, this designation provides for the Civic Center, other Town and County offices, libraries, airport, schools, hospitals, parks, floodways, police and fire stations, utility substations, as well as other public and quasi-public administrative offices.
(AP) Airport		Yucca Valley Airport District
(CC) Community Center		Town Hall
(FS) Fire Station		Fire Station
(PS) Police Station		Police Station
(H) Hospital		Hospitals and similar in-or-out-patient medical services. Also may be assigned to convalescent and skilled nursing facilities.
(S)		Provides for educational facilities such as day-care, elementary, intermediate, high schools, special schools and technical schools.
(L)		Libraries
(U-SS)		Utility Substation - designates electric, gas, telephone, water and other similar facilities.
(FW)		Floodways such as natural or man-made floodway/drainage channels.
Open Space (OS)		This designation is assigned to those lands which constitute a special, important or valuable natural resource, which warrant protection. The designations is primarily assigned to park lands, which carry a designation of (P). The Blue Skies Golf Course is also defined as open space. The designation may also be used to define special resource areas or those that may pose threats or hazards to development. Lands important for their recreational, biological, or regional economic value are also candidates for inclusion in this land use designation. Examples of resource lands and hazards include fault rupture and liquefaction-hazard areas, detention/retention basins, trails, estuaries and large habitat areas for biological resources.
(P)		Public Parks

Table III-2
Statistical Summary of General Plan Land Uses

Category	Density	Acres	% of Total Acreage
H-R-20	0-1 du/20 acres	4,177	16.76%
R-L-5	0-1 du/5 acres	4,612	18.51%
R-L-10	0-1 du/10 acres	139	.56%
R-L-2.5	0-1 du/2.5 acres	5,049	20.26%
R-L-1	0-1 du/acre	2,290	9.19%
R-S-2	0-2 du/acre	3,981	15.98%
R-S-3.5	0-3 du/acre	17	.07%
R-S-4	0-4 du/acre	25	.1%
R-S-5	0-5 du/acre	1,254	5.03%
R-M-4	0-4 du/acre	12	.05%
R-M-8	0-8 du/acre	30	.12%
R-M-10	0-10 du/acre	328	1.32%
R-M-F	0-12 du/acre	9	.04%
R-M-14	0-14 du/acre	97	.39%
Sub Total		22,020	88.4%
C-MU	Varies	281	1.13%
C-S	N/A	63	.25%
C-N	N/A	102	.41%
C-G	N/A	503	2%
C-C	N/A	20	.1%
C-O	N/A	49	.2%
C-RR	N/A	121	.49%
I	N/A	860	3.5%
P-QP	N/A	385	1.5%
O-S	N/A	512	2.1%
TOTAL		24,916	100%

Subject to the limitations set forth in the Town's Animal/Horse/Livestock regulations, as set forth in the Development Code, agriculture and animal keeping is permitted. Allowed animals include but are not limited to horses, cattle, sheep, llamas, goats and ratites. Also possibly allowed subject to issuance of a specific discretionary permit are other animals not herein identified.

FUTURE DIRECTIONS

As the Town of Yucca Valley continues to grow, its mix of land uses and its needs can be expected to change. While the Land Use Element helps to provide a degree of predictability in how the community will develop, there will be a periodic need to reevaluate the land use plan for the Town and make adjustments. State law provides for regular amendments to the General Plan and its Elements, including the Land Use Map. As future needs change, the community will have the opportunity to adjust and fine tune the Land Use Element and Map to address changing circumstances, take advantages of emerging opportunities and remedy potential land use conflicts.

Putting the Land Use Element into effect is accomplished by enforcing the Town's Development Code, Subdivision, use of Specific Plan and other applicable Ordinances, requiring that development proposals meet certain criteria in the General Plan and undergo development plan review, which may be subject to public hearings. The following are general policies and programs for land use, followed by discussions of and more detailed policies and programs for each land use designation.

GENERAL LAND USE GOALS, POLICIES AND PROGRAMS

GOAL 1

A balanced mix of functionally integrated land uses which meet general social and economic needs of the community through compatible and harmonious land use and zoning designations.

GOAL 2

A well-rounded community of desirable neighborhoods, a strong employment base and a variety of community facilities.

Policy 1

Establish and maintain a master land use map designating the appropriate land uses which preserves the desert rural neighborhood character.

Program 1.A

Adopt and maintain a Master Land Use Map which shows the general location and extent of the uses of land for, but not limited to, residential, commercial, industrial, open space, public buildings and grounds.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Immediately; annual review and update every five years

Policy 2

Establish a user friendly Development Code designating appropriate zoning regulations, which implement the Land Use Element and act to retain the rural atmosphere and character of the community.

Program 2.A

Adopt and maintain a Development Code which shows the general location and extent of the various zoning districts and guides and regulates development consistent with the General Plan.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Immediately, review on an annual basis.

Policy 3

Utilize master facility and similar plans to address the Town's recreation, airport, flood control, infrastructure, utility management, traffic control, and other facility needs.

Program 3.A

Develop master facility plans to identify the need for and availability of funding for additional public services and facilities. Master plans should also include schedules for phased implementation.

Responsible Agency: Town Council; Community Development Department

Schedule: 1995-1996; as required by development.

Policy 4

As an essential part of land use planning, the Town shall continuously assess business and employment opportunities for an expanding economic base.

Program 4.A

Integrate land use analysis and planning as an essential part of development and adoption of a master strategic plan for economic development. Land use and other components of the plan shall be reviewed and/or updated on an annual basis.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: 1995-1996; review annually.

Policy 5

Maximize land use synergies and enhance the character and viability of commercial areas by providing an integrated mix of commercial, office and residential uses.

Program 5.A

Incorporate appropriate land use and development standards into the Development Code that permit and encourage the appropriate integration of residential uses into mixed-use commercial zoning districts.

Responsible Agency: Town Council; Community Development Department

Schedule: 1995; review annually.

Program 5.B

Develop and adopt Specific Plans to guide and assure an effective, integrated mix of commercial, office, and residential uses in appropriate commercial uses.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Immediate; Continuous.

Program 5.C

To the greatest extent practical, utilize master planning approaches via Specific Plans to assure the phased, logical and cost-effective extension of infrastructure and therefore buildout in new development.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Continuous

Program 5.D

The Town shall develop and adopt redevelopment plans as additional means to revitalize existing commercial uses and assist in the integration of affordable housing.

Responsible Agency: Redevelopment Agency; Town Council; Community Development Department

Schedule: 1995-1996; review annually.

Policy 6

Encourage in-fill development on subdivided lands located adjacent to existing residential areas and utilities to maximize

the efficient utilization of land and infrastructure.

Program 6.A

Discourage the discontinuous or leap-frog development of residential subdivisions by requiring full improvement/extension of all intervening roadways and infrastructure to serve new development.

Responsible Agency: Town Council; Community Development Department

Schedule: Continuous

Program 6.B

Make available maps and other information showing the location of all available infrastructure, and promote in-fill development of vacant, subdivided lands in residential areas.

Responsible Agency: Town Council; Community Development Department

Schedule: Continuous

Policy 7

The Town shall recognize animal keeping and conducting agricultural activities on adequately sized lots appropriate to and consistent with the rural character of the community.

Program 7.A

Develop standards and regulations for animal keeping and the conducting of agriculture, which shall be incorporated in the Town Development Code.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: 1995

RESIDENTIAL LAND USES

BACKGROUND

The Town of Yucca Valley has been primarily a rural residential community. In recent years the community has experienced slow growth due to regional economic conditions. According to various sources of population and housing data, in 1990, the Town of Yucca Valley had approximately 7,718 dwelling units, of which approximately 5,971 were single family, 276 were duplexes, 327 were triples and four-plexes, 367 were multi-family units, and 777 mobile homes.¹

The prevalence of single family residential development has helped establish the low density and rural character of the Town. This pattern has provided residents with open space and recreation opportunities on their own individual lots.

1. Town of Yucca Valley and General Plan Study Area Profile, Urban Decision Systems, Inc., June 1993
Terra Nova Planning & Research, Inc., August 1993

Preservation of these low density areas is important to assure the high quality rural residential environment of the Town.

Projected Town Population

The General Plan provides for a range of residential densities ranging up to fourteen (14) dwelling units per acre within four (4) basic Residential land use designations. Within the Town boundaries, the majority of the area is developed as single family residential dwelling units. According to the Bureau of the Census, the 1990 population in Yucca Valley was 16,403. Assuming the Town's 1990 household size of 2.35 persons per household, the Town could expect the population to increase to approximately 20,000 persons by the year 1998².

Residential dwelling units outside the Town limits, but within the General Plan study area, totaled approximately 1,163 with a population of about 2,745 in 1990. This part of the study area's population is expected to increase to approximately 3,656 by 1998³. Table III-3 below shows 1990 Census data, 1993 estimates, and projected 1998 figures for population and housing of the Town of Yucca Valley and General Plan study area.

Table III-3
Population and Housing Data for the
Town of Yucca Valley and the General
Plan Study Area

Area	Population			1990 Hsg. Units
	1990 Census	1993 Est.	1998 Proj.	
TYV ¹	16,403	18,336	20,048	7,718
GPSA ²	2,745	3,122	3,656	1,163
Totals	19,148	21,458	23,881	8,881

Town of Yucca Valley; General Plan Study Area² Source: Town of Yucca Valley and General Plan Study Area Profile, Urban Decision Systems, Inc., June 1993, California Department of Finance, April, 1993, and Terra Nova Planning and Research, Inc., September, 1993.

Based upon the General Plan Land Use Map, the Town has a potential to generate a maximum of 24,401 dwelling units. Based upon an average household size of 2.55 pphh, the Town's maximum population would be approximately 62,223⁴. The population for FY 1994 was 17,923, and for FY 1995 the population was 18,336.

2. Ibid
3. Ibid
4. SCAG Socio-Economic Data Analysis

Affordable Housing

The Town, and all other jurisdictions in the State of California, are required by law to assure the provision and availability of decent housing and a suitable living environment for all economic segments of the community, with special attention to very low, low, and moderate income groups. The elderly are also an identified special group which require special attention when providing for the community's housing needs, as do those paying too much for rent/mortgages and those living in overcrowded conditions. For additional information addressing these and other related issues of the community associated with housing stock, please refer to the Housing Element.

RESIDENTIAL GOALS, POLICIES AND PROGRAMS

GOAL 1

Preservation and enhancement of the predominantly rural, low density, and high quality residential character of the Town.

GOAL 2

A variety of all housing types and densities that will accommodate existing and future residents of the community.

Policy 1

Areas of existing residential development and surrounding vacant lands shall be planned in a manner which preserves the desert rural neighborhood character and assures a consistent and compatible residential land use pattern.

Program 1.A

Assign and periodically review residential land use designations to assure that related General Plan goals, including preservation of rural character.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Continuous; every five years.

Program 1.B

Consistently apply the Town's development review process to assure that subdivision and development plans are compatible with existing residential areas.

Responsible Agency: Community Development Department

Schedule: Continuous

Policy 2

Ensure that the rural character of residential areas is preserved to the greatest extent possible.

Program 2.A

Through the Land Use Element, establish and preserve low density designations for residential areas appropriate to conserve the rural character of the community.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Continuous.

Policy 3

Low income/affordable housing shall not be located within one area of the community, but shall be dispersed where feasible, appropriate, and compatible with surrounding land uses.

Program 3.A

Appropriate land use designations shall be assigned to diverse areas where low income/affordable housing may be developed with other compatible surrounding land uses. The Town shall monitor the amount of low income housing available and meet State requirements for providing such housing types.

Responsible Agency: Town Council; Planning Commission; Community Development Department; Redevelopment Agency

Schedule: Continuous

COMMERCIAL LAND USES

BACKGROUND

Yucca Valley is the commercial center of the Morongo Basin and California's southern Mojave Desert through its links to Interstate 10 via State Highway 62, and Interstate 15 via State Highway 247. As discussed in the Economic Development Element of the General Plan, the Town provides commercial services to a population well in excess of that residing in the community. This fact reinforces the Town's function as a regional commercial center, which is an important basis for further commercial growth.

As the "Gateway to the Joshua Tree National Park" and as an important transportation route to the Mojave Desert and Colorado River recreation areas, tourism and visitor travel play a vital role in Yucca Valley's economy. This component of the Town's economy increases the importance of highway commercial, motel, RV, campground, restaurant and other transient commercial activity.

Yucca Valley's west-end "Gateway" business district features many long-time, locally owned businesses, and opportunities remain in this area for a variety of commercial development. The Gateway Project, a joint effort of the Town, Chamber of Commerce, and business owners, is being designed to revitalize this important commercial area. The "Gateway" area is important as it is the first impression given to all those who enter the Town from the west, via State Highway 62.

The Civic Center business area of Yucca Valley offers a mixture of businesses and a variety of services including the Community Center, Post Office, professional and business offices, and financial institutions. This area also provides much of the Town's neighborhood and community scale commercial development, with important remaining undeveloped highway frontage property planned for development through the implementation of the Civic Center Specific Plan.

Other important commercial areas include the intersection of State Highway 247 and Buena Vista in the northern portion of the community. With the continued residential growth in the Yucca Mesa market area, these lands will play an important role in capturing this market and providing increased convenience for residents of this area, while reducing their need to use the more congested Highway 62 commercial corridor.

The General Plan recognizes existing commercial land uses, as well as vacant lands appropriate for commercial development. The Plan provides seven(7) commercial land use designations allowing the development of general, service, neighborhood, community, professional office, resort/recreation, and mixed use commercial uses. The Specific Plan overlays are also used to provide control and coordination of commercial development, providing detailed design and analysis of complex projects, indicating the location and intensity of proposed uses.

Commercial land uses are carefully distributed to maintain their primary focus along the Highway 62 corridor. This trend has been reinforced in the Plan to allow the community to maximize and strengthen the Town's position as a regional commercial center, while also allowing the community to preserve its primarily low density, rural residential character. While a few satellite commercial districts have been sited away from the Highway 62 corridor, they are designated as commercial nodes, rather than designations that would encourage strip commercial development.

The thoughtful location, distribution and signed intensity of commercial development is expected to provide residents in Yucca Valley and the region with a wider range of choices and services, while greatly enhancing the Town's economic base (Also see the Economic Development Element).

COMMERCIAL GOAL, POLICIES AND PROGRAMS

GOAL

A full range of commercial land uses conveniently and appropriately distributed throughout the Town, meeting the community's needs and taking full advantage of emerging development and economic opportunities.

Policy 1

Sufficient lands shall be designated to provide a full range of commercial services to the community and surrounding areas to meet present and future needs.

Program 1.A

Regularly review, update and, as appropriate, amend the Land Use mapping to assure sufficient lands for commercial uses to support the needs of the community and surrounding areas.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Continuous; Annually

Program 1.B

Make available information which identifies the Town's commercial service needs and potential sites suitable for those goods and services.

Responsible Agency: Community Development Department; Chamber of Commerce

Schedule: Continuous

Policy 2

Development standards for commercial land uses shall include setbacks, pad elevations, mass and height standards, and other design guidelines which enhance the character and attractiveness of the Town's commercial districts.

Program 2.A

The Town Development Code shall provide appropriate and comprehensive development standards and guidelines that are sensitive to and enhance the appearance of the Town's commercial districts to the greatest extent practical, while assuring public visibility and facilitating accessibility.

Responsible Agency: Community Development Department
Schedule: 1995-1996; Continuous

INDUSTRIAL LAND USES BACKGROUND

The land use element provides for a variety of industrial land uses, including those which provide commercial services, but which are not considered commercial uses. The Industrial use designation provides for established development, and new uses compatible with community environmental standards and which have potential for future growth (also see the Economic Development Element).

Issues examined in the context of performance standards or criteria, which determine the appropriate location of the various types of industrial land uses, include noise, smoke, odor, dust, and noxious gases, glare and heat, transportation and traffic issues, viewshed, and other aesthetic impacts. These and other issues are taken under consideration when reviewing industrial development plans.

Development proposals for industrial uses include site plans and building elevation, descriptions of machinery, processes, and products, and specifications for the mechanisms and techniques to be used to mitigate impacts from industrial operations. Such proposals must provide a complete characterization of activities, processes and waste/pollutant management technologies to be utilized during the user's operation.

Currently (1995), the Town has a variety of industrial land available for development. Major transportation links, which benefit the Town of Yucca Valley and surrounding areas, include State Highways 62 and 247. These roadways provide the backbone for potential expansion of the current and future industrial uses. The Yucca Valley Airport may also serve as an important future transportation link for industrial uses.

The potential for industrial development in the Town will rest primarily on the ability of the Town to exploit local and regional industrial service needs, as well as availability of land, public services and access on/off of the Highways. Continued growth in the Yucca Valley area will generate its own demand for light industrial developments. A broad range of industrial development is provided for, through appropriate designations and the development of significant sites (10 acres or larger), and can be processed as master planned or specific planned industrial parks. These can be established through timely and cost-effective development guidelines that assure provisions for roadway and infrastructure improvements.

INDUSTRIAL GOAL, POLICIES AND PROGRAMS

GOAL

A balanced mix of lands and facilities for the expansion of non-polluting, clean industrial development that broadens the economic/employment base of the Town, and assures compatible integration with other, non-industrial land uses.

Policy 1

Provide adequate and appropriate lands designated for industrial uses to encourage a broad range of proper and cost-effective service industrial development.

Program 1.A

Industrial lands shall be located in areas that maximize all available and planned infrastructure, including but not limited to electric and natural gas service and major transportation corridors, and should minimize the impact on public health and safety.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Continuous

Policy 2

To enhance the efficient use of industrial lands, encourage the timely development of new industrial areas and the redevelopment of existing older or marginal industrial lands.

Program 2.A

Utilizing Redevelopment Agency and other programs, develop programs that promote the timely development of new industrial uses, and encourage the revitalization of older industrial areas.

Responsible Agency: Town Council; Planning Commission; Community Development Department; Redevelopment Agency

Schedule: 1995-1996; Continuous

Policy 3

Optimize its industrial lands by targeting and seeking to attract users for which these lands are particularly suited and encourage those industries to locate in the community.

Program 3.A

In cooperation with the Chamber of Commerce, as well as private interests, the Town shall promote development of vacant industrial lands through coordinated advertising campaigns and other joint efforts.

Responsible Agency: Community Development Department;

Redevelopment Agency; future Economic Development Corporation; Chamber of Commerce

Schedule: 1995-1996; Continuous

Policy 4

Encourage and support the relocation of inappropriately located industrial developments which are incompatible with existing and planned land uses.

Program 4.A

Evaluate existing industrial developments and encourage the formation of industrial parks for relocating existing inappropriately located industrial uses.

Responsible Agency: Community Development Department; Redevelopment Agency; Developers

Schedule: 3-5 years

Policy 5

Establish and enforce appropriate standards to assure aesthetically acceptable industrial developments for all new industrial sites.

Program 5.A

Require applicants to demonstrate thoughtful site planning, building design and extensive use of landscaping materials to enhance the appearance of industrial areas. Development plans for industrial uses shall be reviewed by the Community Development Department to comply with current standards and guidelines for industrial development. Plans and supporting information shall also characterize activities, processes, and waste/pollutant management technologies to be utilized during the user's operation.

Responsible Agency: Community Development Department

Schedule: Continuous

Policy 6

Consistent with its commitment to community environmental standards, require that development proposals in industrial areas comply with all applicable development standards and regulations.

Program 6.A

Review all industrial development proposals with a focus on public health and safety issues to ensure that the type and intensity of the use is appropriate for the proposed location and compatible with surrounding land uses.

Responsible Agency: Town Community Development Department

Schedule: Continuous

PUBLIC SERVICES AND FACILITIES BACKGROUND

One of the principal concerns of local government is the provision of adequate levels of public facilities and services. Land uses for public facilities include such governmental functions as the civic center, fire and police stations. Other include schools, hospitals and other medical facilities, utility facilities, public parks, and libraries (Also see the Public Buildings, Facilities, and Utilities Elements).

The level of public services and facilities needed to support residential, commercial and industrial development, and community needs is directly related to the intensity of development and socio-economic structure of the community. The planned, logical extension of Town areas cannot occur without the careful planning for the extension of public services and facilities.

The economic life and future of the Town, and the viability of the development environment, is directly tied to the level of services, types and intensities of land use, and the level of demand for services. The economic health of the Town is also dependent upon a balance between service costs and revenues generated by current and future development. While extension of many urban services is provided by various public agencies and regulated private companies, some of these service providers are not under the Town's regulatory jurisdiction. The Hi-Desert Water District is responsible for supplying domestic water services to the public. Nonetheless, the Town has the essential responsibility to cooperate and coordinate with the appropriate agencies to provide certain public services, and to assure that premature and inappropriate land uses are not encouraged.

PUBLIC FACILITIES GOAL, POLICIES AND PROGRAMS

GOAL

Maintenance of logical expansion of public services and facilities ensuring that they meet the needs of existing and future residents, businesses and visitors of the Town.

Policy 1

Pro-actively cooperate and coordinate with all providers of utility and public safety services in the community.

Program 1.A

Coordinate with those providers responsible for public utilities, police, fire, health, and other protection and care

service in the community.

Responsible Agency: Town Council; Community Development Department; Police Department; Fire Department; Hospitals; etc.

Schedule: Continuous

Policy 2

Encourage the development of public services and facilities in a manner which assures adequate levels of service, while remaining compatible with existing and future land uses.

Program 2.A

Coordinate and, as appropriate, regulate the development of public services and facilities to maximize the efficient delivery of service to the community, while assuring compatibility with surrounding land uses.

Responsible Agency: Community Development Department

Schedule: Continuous

OPEN SPACE AND CONSERVATION BACKGROUND

The open spaces in the Town of Yucca Valley are important areas of aesthetic and recreational value, and give the community its essential character. These areas constitute a critically important part of the rural community environment. Open space areas within the Town include lands designated for the preservation of natural resources (plant and animal communities), washes and their banks, mineral deposits, parks and recreational facilities, multi-use trails, and areas where the presence of hazardous conditions have prohibited development.

There are four types of open space categories described in the Open Space, Mineral, Energy and Conservation Element, which include Open Space for the Use of Outdoor Recreation, Open Space for the Preservation of Natural Resources, Open Space for the Managed Production of Resources, and Open Space for Public Health and Safety. Each of these is discussed in more detail under the General Plan Open Space, Mineral, Energy and Conservation Element. Below are Policies and Programs for Open Space, and Conservation which assist the Town in implementing the Land Use as well as the Open Space, Mineral, Energy Elements.

OPEN SPACE AND CONSERVATION GOALS, POLICIES AND PROGRAMS

GOAL 1

Conservation, management, and designation of open space areas to protect environmental resources, guard against environmental hazards, and provide enhanced recreational opportunities and aesthetic character for the Town.

GOAL 2

Land use patterns which preserve the Town's rural atmosphere, including scenic resources such as hillsides, ridgelines, waterways, and native desert wildlife communities.

Policy 1

Identify and map lands suitable and appropriate for preservation as open space areas.

Program 1.A

Review and update land use maps and information on the various types of open space and conservation lands in the community.

Responsible Agency: Community Development Department

Schedule: Continuous; every five years.

Program 1.B

Evaluate all development proposals and identify their impact upon and compatibility with designated open space and conservation lands.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Continuous

Program 1.C

The Town shall provide the opportunities and mechanisms for public and/or private donations of open space lands to the Town for the benefit of its residents.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous

CIRCULATION ELEMENT

PURPOSE

The Town of Yucca Valley Circulation Element Update has been developed in response to issues raised and objectives established by the consultant team, Town staff, and Town Council. It is intended to provide a balanced circulation system that will provide adequate capacity to support the travel demands of the land uses included in the land use element while at the same time maintaining an acceptable quality of life for the residents of Yucca Valley.

The circulation element is divided into five sections: (1) Introduction; (2) Existing Conditions and Issues; (3) Issues, Goals and Policies; (4) the Circulation Plan; and (5) Implementation. The plan is intended to be responsive to the objectives of the Town in planning for its future growth while at the same time addressing existing problems or concerns. The circulation element provides general policy which will serve to guide the development of future, more detailed circulation system implementation programs.

A well planned circulation system is an important ingredient in a healthy economic environment. Economic activities typically require the circulation of materials, products, and employees. Circulation systems can be used to influence the nature and extent, as well as the pace of urban development. The viability of each land use is dependent upon a certain level of accessibility.

The careful analysis of and planning for increased traffic volumes and infrastructure demand can protect the community from unnecessarily high levels of locally generated air pollution. Automobile emissions will increase along with expanded population levels; however, with provision for adequate traffic flows and the prevention of congestion and traffic caused by inadequate and/or failing roadways, the Town of Yucca Valley can help preserve the quality of air in the community.

The circulation system can be planned to satisfy social and urban design objectives. The physical aspects of the circulation system, including the roadways, can be used to foster communications among planning areas. Also, they can be planned to reinforce the boundaries of areas and to give a sense of orientation while traveling.

In the jurisdiction and its sphere of influence, four different types of systems compose the entire circulation system, as follows:

Road System

The road system provides for nearly all passenger trips through and within the study area. While the primary road user is the automobile; bicycles, pedestrians, and buses also use the road system. The Morongo Basin is served by a network of roads as illustrated on Exhibit A.

Public Transit System

The Morongo Basin Transit Authority (MBTA) is the provider of public transit service within the Town of Yucca Valley. The MBTA has four local routes which service the Town. These routes provide service from the Wal-Mart center in the eastern commercial corridor, to Acoma Trail in the western end of Town, and parallel Highway 62 just to the north and south. The MBTA utilizes passenger vans for dial-a-ride service. The dial-a-ride program provides door-to-door service in Town as well as service to Twentynine Palms and into the Coachella Valley.

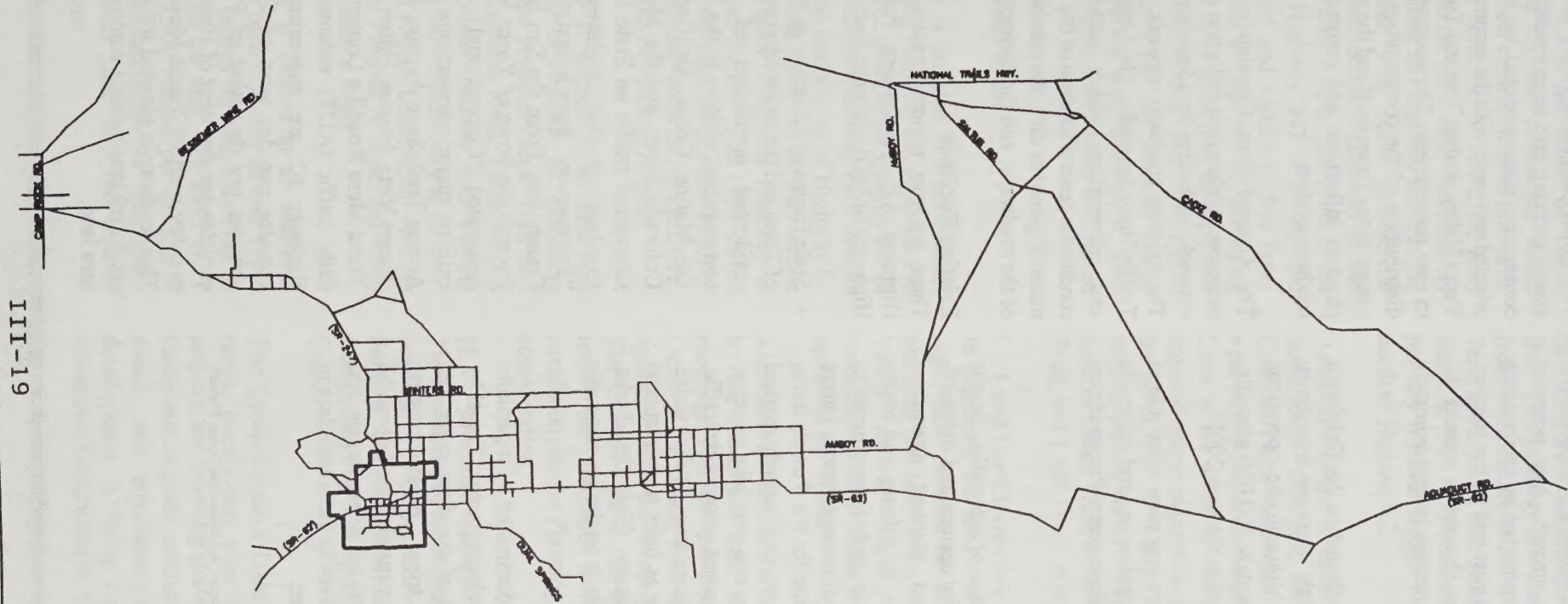
Public transit has not yet played a significant role in Yucca Valley's circulation system. The traveling public prefers the flexibility and convenience of the automobile. Yucca Valley, however, should plan for the future, when ridership attitudes may change because of such things as increased energy prices and increased street congestion.

Air System

The Yucca Valley Airport is a privately-operated airstrip which has been leased on a long term basis to the Yucca Valley Airport District. The site is a public use airport that is classified in the National Plan of Integrated Airport Systems as a general aviation, basic utility facility. It is situated on 35 acres in a natural dry wash, near Yucca Valley's central business district. Sharply rising terrain to the north, moderately rising terrain to the south, and the northeast to southwest orientation of the dry wash have significantly influenced the airport layout. The San Bernardino County Planning Department, in conjunction with the Mountain-Desert Airport Land Use commission, developed an "Airport Comprehensive Land Use Plan" in 1992. This document stipulates future plans for the airport's facilities and operations, and describes impacts associated with these plans. The document also addresses aircraft safety, land use compatibility and development standards. The information contained in the following paragraph is a brief summary of the "Airport Comprehensive Land Use Plan".

The airfield is home to 52 single engine aircraft. From mid 1990 to mid 1991, the airport supported 12,500 operations.

LOCATION MAP



LEGEND

— YUCCA VALLEY CITY LIMITS

III-19



**TOWN OF YUCCA VALLEY
GENERAL PLAN
CIRCULATION ELEMENT**

REVISION 4/7/78
EXHIBIT III-1

**Robert Kahn, John Kahn
& Associates, Inc.**

Approximately 3,000 operations were generated by the airport-based aircraft while the remaining 9,500 operations were accounted for by transient aircraft. Any potential expansion of this airport is severely restricted by surrounding development and floodways at the east end of the runway, requiring bridging of the drainage channel to extend the runway. The current length of the runway is approximately 4,360 feet.

Current operations forecasts, as reflected in the California Aviation System Plan, project little increase in activity through the turn of the century. Although the operations capacity of this airport is approximately 200,000 annually, only 12,900 operations are predicted in the year 2005¹.

In the event of a disaster, the airport may play a key role in transporting people, equipment, supplies or vital materials into or out of the Town (Also see Emergency Preparedness and Health Services Element).

Trail System

Currently, there is little or no integration of sidewalks, bicycle lanes or multi-use trails into roadway designs and rights-of-way. Carefully thought out and planned alternative transportation corridors (sidewalks, bike lanes and multi-purpose trails) will enhance and give greater opportunity to the use of various alternative modes of transportation. Future bike routes will serve as a safe route for the Town's intra-town bicycle traffic. These routes are to be clearly marked and striped and shall be designed as one-way bike routes to flow in the same direction as the adjacent automobile traffic. Combination sidewalk/bikeways require an eight foot width. The multi-use trails will also serve as links to recreational facilities throughout the community (See the Parks, Recreation and Trails Element for details on design standards of the trails network).

The existing circulation system is dominated by a partially developed road network within developing areas. Travel by automobile accounts for nearly all of the short-range and long-range ground passenger trips. Most existing developments in Yucca Valley are primarily based upon the use of the automobile to satisfy travel requirements and provide limited or no major alternatives to the automobile in the design of their circulation system.

¹ Airport Comprehensive Land Use Plan, Yucca Valley Airport, San Bernardino County Planning Department, 1992

II. EXISTING CONDITIONS AND ISSUES

The Town of Yucca Valley and the Morongo Basin are slowly growing into an extended rural residential Hi-Desert community interconnected by Highway 62. The Basin is oriented east-west, with the communities of Morongo Valley, Yucca Valley, Joshua Tree and Twentynine Palms, from west to east respectively. The geography of the Basin, the linear distribution of the communities, the existing development pattern in the Town itself and the current road designs are the physical influences and constraints affecting the Town's roadway system.

The General Plan Circulation Element is the result of extensive baseline data collection and analysis of the roadway network, including the identification of present conditions. The existing roadway network is further described in the Traffic Study Appendix. The General Plan EIR includes data and information which surveys the following 1993 conditions: general location of the Towns roadways; roadway material (paved or dirt); the number of lanes in each direction of the roadways; and the division, if any, of a roadway.

Existing Facilities

There are two regional routes serving the Town, State Highway 62 (Twentynine Palms Highway) and State Highway 247 (Old Woman Springs Road):

- State Highway 62 serves as the transportation backbone of Town and the entire Morongo Basin. In addition to the residential population of the Town and adjacent communities, visitors to the Joshua Tree National Park, the Marine Corps Air Ground Combat Center, the Colorado River, and the Mojave Desert also generate substantial traffic on State Highway 62. This existing four-lane divided highway is designated as an "Expressway" from Interstate 10 north to the Riverside County line. From the San Bernardino County line and through the Town of Yucca Valley, State Highway 62 is designated "Conventional". Within the Town limits, existing major intersections with Highway 62 occur at Acoma Trail, Sage Avenue, Highway 247/Joshua Lane, Warren Vista Avenue, Hilton Avenue, Balsa Avenue and Yucca Mesa Road/La Contenta Road. The 1993 average daily traffic (ADT) volumes for key locations along Highway 62 are approximately as follows: 32,000 vehicles per day west of Camino Del Cielo; 35,000 vehicles per day west of Pioneertown Road; 39,000 vehicles per day west of Hwy. 247; and 27,000 vehicles per day west of Yucca Mesa Road/La Contenta Road. This roadway is planned for an ultimate cross-section of six travel lanes with a controlled (raised median) center turn lane.

- **State Highway 247** is generally north/south oriented and intersects State Highway 62 in the center of Town. Highway 247 is a regional highway connecting Yucca Valley with the Mojave Desert communities to the north. As the highway continues north out of Town, the road grade steepens and curves to the northwest. The majority of adjacent development along this highway north of the airport is rural residential, with some commercial development south of the intersection at Highway 62 and the west end of the Yucca Valley Airport just south of the Yucca Wash. Currently, Highway 247 is a two lane facility north of the airport and widens to five lanes southward to the intersection at Highway 62, providing two lanes northbound with three lanes (one through, one right turn, one left turn) southbound. The 1993 traffic volumes were 7,900 vehicles per day south of Buena Vista, and 10,200 vehicles per day north of Hwy. 62. This roadway is planned for four to six travel lanes with raised median.

Key Roadways within the study area:

Joshua Lane: This roadway is oriented in a north/south direction from the intersection at Highway 62, southward to and off-set from the north end of Black Rock Canyon Road, which is an entrance to the Joshua Tree National Park. Joshua Lane is currently five lanes at the intersection of Highway 62 and continues south as a four lane facility to the intersection of Yucca Trail. South of Yucca Trail, this roadway is improved as a paved two lane facility. The 1993 traffic volumes were as follows: 4,400 vehicles per day south of Highway 62; 3,700 vehicles per day north of Joshua Drive; and 1,100 vehicles per day south of Palomar Avenue.

Yucca Trail: This roadway is aligned in an east/west direction, parallel to and south of Highway 62, extending from the intersection of Sage Avenue/Yucca Trail and Highway 62 eastward to La Contenta Road. Yucca Trail is currently improved as a two-lane roadway with varying pavement width. The 1993 traffic volumes were as follows: 7,400 vehicles per day east of Joshua Lane; 6,300 vehicles per day west of Avalon Avenue/ Palomar Avenue; and 4,500 vehicles per day west of La Contenta Road.

Onaga Trail: This roadway is aligned in an east/west direction parallel and south of both Highway 62 and Yucca Trail. It is currently a two lane facility between Inca Trail on the west and Warren Vista on the east. The 1993 ADT volumes along Onaga Trail are 2,900 vehicles per day east of Deer Trail, 4,600 vehicles per day east of Acoma Trail, 3,600 vehicles per day west of Joshua Lane, and 700 west of Avalon Avenue/Palomar Avenue.

Sage Avenue: Sage Avenue is a north-south roadway, extending from Sunnyslope on the north to south of Golden Bee. This roadway provides paved two lane improvements from immediately south of Yucca Wash to Mountain View Trail, and is paved from Joshua Drive to just south of Golden Bee. The 1993 ADT volumes were as follows: 3,700 vehicles per day north of Onaga Trail; and 1,500 vehicles per day north of Highway 62.

Avalon/Palomar Avenue: This roadway is aligned in a north-south direction, located one mile west of La Contenta/Yucca Mesa Road. This roadway currently provides a paved two-lane cross-section facility extending from Joshua Lane in the south to Barron Drive in the north, with an unpaved extension continuing approximately one-half mile to the north. The 1993 ADT volumes were as follows: 2,200 vehicles per day north of Yucca Trail; 2,300 vehicles per day north of Onaga Trail; 2,600 vehicles per day south of Onaga Trail; and 1,500 vehicles per day north of Highway 62.

I. Land Use/Circulation Planning Process

In beginning the review of Circulation Element issues, a significant amount of circulation system analysis and planning had been completed recently for Town of Yucca Valley review. These efforts produced circulation recommendations which provided a starting point for this update to the Town of Yucca Valley Circulation Plan.

Alternative circulation and land use features were considered by the consultant team and City staff over a series of meetings. The land use element and circulation plan for the General Plan study area was then analyzed in the initial applications of the Morongo Basin Transportation Model. The results of the traffic model forecast were then used to refine the circulation network and produce a preferred circulation plan for Planning Commission and Town Council consideration.

II. Morongo Basin Transportation Model

The boundaries of the Morongo Basin Transportation Model coincide with the boundaries defined as the Morongo Basin Subarea (Regional Statistical Area 33) for purposes of the Comprehensive Transportation Plan for San Bernardino County.

The Comprehensive Transportation Plan (CTP) is a long-range, twenty-year plan which identifies the programs, projects, and financing strategies needed to meet the county's transportation goals, consistent with economic development, social, and environmental objectives. Although plan development is being coordinated by San Bernardino Associated Governments (SANBAG), the CTP is viewed as

the product of a collaborative effort that relies on input from many sources including the Town of Yucca Valley.

An appropriate traffic analysis zone (TAZ) structure has been defined for the Morongo Basin Transportation Model area based upon 1990 federal census geography and adopted general plans of local jurisdictions. In general, TAZ's comprise individual census blocks, block groups, or aggregates of block groups.

The firm of Robert Kahn, John Kain & Associates, Inc. (RKJK) has provided the technical support for the development and application of the Morongo Basin Transportation Model. The overall model tasks are being accomplished in cooperation with input from a Project Review Committee. The Project Review Committee consists of representatives of San Bernardino Associated Governments (SANBAG), Southern California Association of Governments (SCAG), the Town of Yucca Valley, the City of Twentynine Palms, the County of San Bernardino, and Caltrans.

III . THE CIRCULATION PLAN

The circulation plan proposed for Yucca Valley has been developed to provide adequate capacity to accommodate the travel demands of the land use element as well as to preserve the quality of life in Yucca Valley. Exhibit III-2 illustrates the proposed circulation plan.

Significant Plan Features

Based on the assignment of traffic presented in the Circulation Element Traffic Study, roadway sizing and corridor requirements have been determined. These requirements are shown on Exhibit III-3 which depicts the recommended circulation system classifications. Many roadways within the Town are recommended to be upgraded and/or extended in the future as required to serve growth within the Town and adjacent communities.

Even with these roadway classification upgrades, segments of Highway 62 are projected to operate slightly above Level of Service "E" capacity based on the six-lane cross section selected. Where the circulation system is projected to serve volumes which exceed typical capacity values, improvement in the flow of traffic can be achieved by implementation of capacity augmentation features at intersections as well as peak hour trip reduction strategies.

Intra-Town Travel Routes

State Highway 62 provides the primary linkage between the east and west portions of the Town. In order to provide an

adequate local circulation system, and to separate local from regional traffic on Highway 62, the use of alternative routes for intra-Town traffic encouraged. These include Sunnyslope Drive and Paxton Road north of State Highway 62, and Yucca Trail, Onaga Trail and Joshua Drive to the south. Improvement to parallel roadways will help relieve traffic on the State Highway and delay the need for midblock and intersection improvements.

Securing Right-of-Way

The inconsistent securing of adequate right-of-way prior to development can result in irregular paved widths, reduction in roadway capacities, and limitations of the long-term viability of road segments. As the Town plans for future growth, securing adequate right-of-way is a priority. Right-of-way needs and solutions shall be pursued on a roadway by roadway basis. Alternative pavement widths and striping may be necessary to secure adequate capacity. Detailed right-of-way studies and engineering analysis will be needed in the future to address these problems.

Parking Facilities

While many of the newer commercial developments in the Town have been able to provide adequate parking to serve their customers, older developments are frequently unable to provide sufficient off-street parking. This problem is particularly evident along State Highway 62 at the west end of the commercial core area. Many of these older, established businesses now depend upon on-street parking to provide for their patrons needs. Parking lot ingress and egress shall be thoughtfully controlled and consolidation encouraged to minimize disruption to traffic flow and preservation of capacity, while assuring safety. It is essential that new development be required to provide adequate on-site parking to meet the parking demand generated.

Utility Corridors

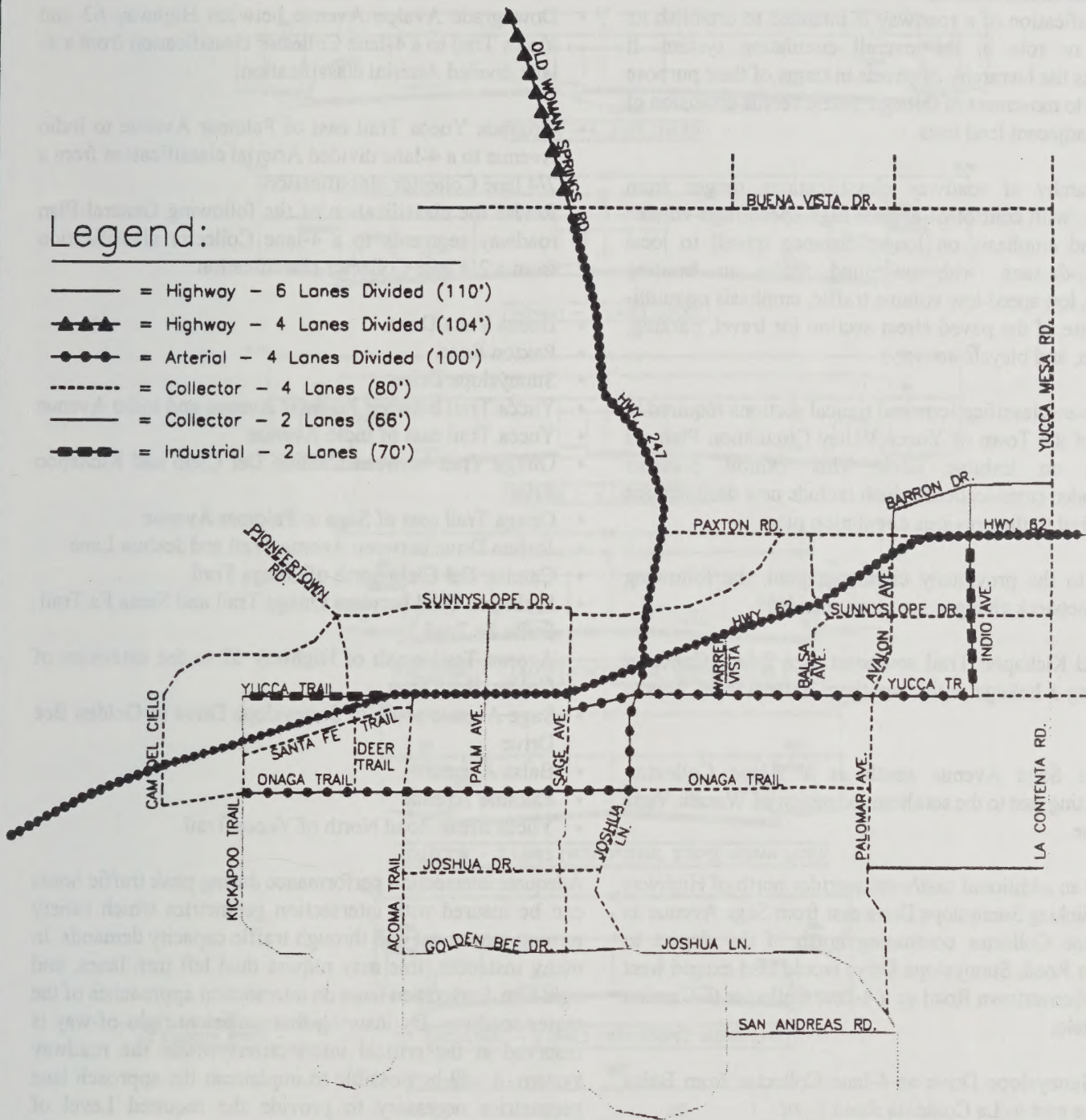
The Circulation Element also plays an important role in assuring the planned provision of major corridors and easements for the transport of natural gas, electricity, communication lines, domestic water and sewage lines, and storm drainage. In many instances, the need for utility corridors is met through the provision of easements in or adjacent to Town streets and alleys, and along common lot lines.

The planning of future land use, the division of land, and the processing of development applications requires communication and coordination with utility companies and other service providers, to assure the availability and provision of easements and rights-of-way for the extension of

TOWN OF YUCCA VALLEY CIRCULATION PLAN

Legend:

- = Highway - 6 Lanes Divided (110')
- ▲▲▲▲ = Highway - 4 Lanes Divided (104')
- = Arterial - 4 Lanes Divided (100')
- - - - = Collector - 4 Lanes (80')
- = Collector - 2 Lanes (66')
- ■ ■ ■ = Industrial - 2 Lanes (70')



TOWN OF YUCCA VALLEY GENERAL PLAN CIRCULATION ELEMENT

EXHIBIT III-2

**Robert Kahn, John Kain
& Associates, Inc.**

roads and utility lines and services (Also see Public Buildings, Facilities and Utilities Element).

Functional Classification

The classification of a roadway is intended to establish its function or role in the overall circulation system. It establishes the hierarchy of streets in terms of their purpose in relation to movement of through traffic versus provision of access to adjacent land uses.

The hierarchy of roadway classifications ranges from highways (with control of access, high speed-high volume traffic and emphasis on longer-distance travel) to local streets/cul-de-sacs (with unlimited access to fronting properties, low speed-low volume traffic, emphasis on multi-purpose use of the paved street section for travel, parking, pedestrian, and bicycle activity).

The roadway classifications and typical sections required in support of the Town of Yucca Valley Circulation Plan are identified on Exhibit III-3. This exhibit presents recommended cross-sections which include new designations as compared to the previous circulation plan.

Relative to the previously circulated plan, the following roadway network changes are recommended:

- Extend Kickapoo Trail southeast as a 2-lane Collector creating a linkage with a southern extension of Acoma Trail.
- Extend Sage Avenue south as a 2-lane Collector, connecting east to the southern extension of Warren Vista Avenue.
- Create an additional east/west corridor north of Highway 62 by linking Sunnyslope Drive east from Sage Avenue as a 4-lane Collector continuing north of the airport to Paxton Road. Sunnyslope Drive would also extend west from Pioneertown Road as a 4-lane Collector to Camino Del Cielo.
- Add Sunnyslope Drive as 4-lane Collector from Balsa Avenue east to La Contenta Road.
- Extend Golden Bee Drive west from Palm Avenue as a 2-lane Collector to Acoma Trail.

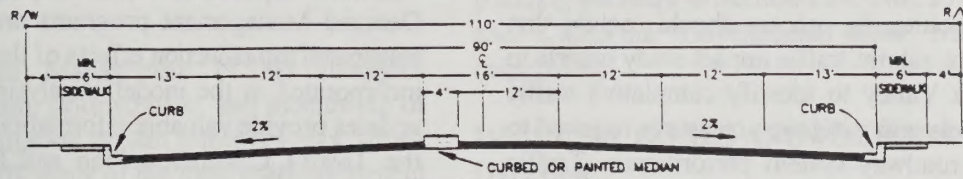
Revise the classification of the following previously circulated network map General Plan roadways:

- Downgrade Old Woman Springs Road/Highway 247 North of Buena Vista Drive from a 6-lane divided highway to a 4-lane divided highway.
- Downgrade Avalon Avenue between Highway 62 and Yucca Trail to a 4-lane Collector classification from a 4-lane divided Arterial classification.
- Upgrade Yucca Trail east of Palomar Avenue to Indio Avenue to a 4-lane divided Arterial classification from a 2/4 lane Collector classification.
Revise the classification of the following General Plan roadway segments to a 4-lane Collector classification from a 2/4 lane Collector classification:
- Buena Vista Drive
- Paxton Road
- Sunnyslope Drive
- Yucca Trail between Palomar Avenue and Indio Avenue
- Yucca Trail east of Indio Avenue
- Onaga Trail between Camino Del Cielo and Kickapoo Trail
- Onaga Trail east of Sage to Palomar Avenue
- Joshua Drive between Acoma Trail and Joshua Lane
- Camino Del Cielo north of Onaga Trail
- Kickapoo Trail between Onaga Trail and Santa Fe Trail
- Santa Fe Trail
- Acoma Trail south of Highway 62 to the extension of Golden Bee Drive
- Sage Avenue south of Sunnyslope Drive to Golden Bee Drive
- Balsa Avenue
- Palomar Avenue
- Yucca Mesa Road North of Yucca Trail

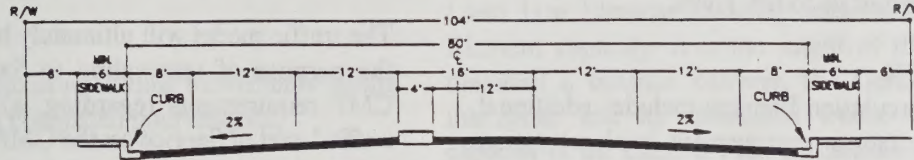
Adequate intersection performance during peak traffic hours can be insured with intersection geometrics which satisfy turning movement and through traffic capacity demands. In many instances, this may require dual left turn lanes, and right turn deceleration lanes on intersection approaches of the major roadway. By insuring that sufficient right-of-way is reserved at the critical intersections within the roadway system, it will be possible to implement the approach lane geometrics necessary to provide the required Level of Service.

As development within the Town of Yucca Valley occurs, the improvement of the area-wide roadway system must occur concurrently in order to provide an adequate Level of Service. To insure that funds from developers and/or area-wide fee programs are appropriately targeted to ongoing circulation

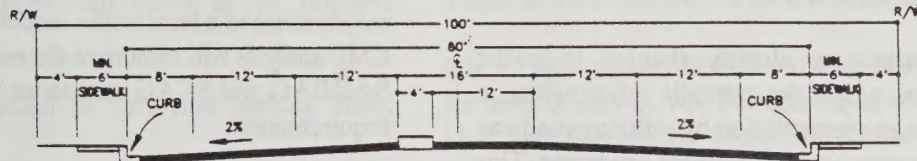
PREFERRED PLAN ROADWAY CROSS-SECTION



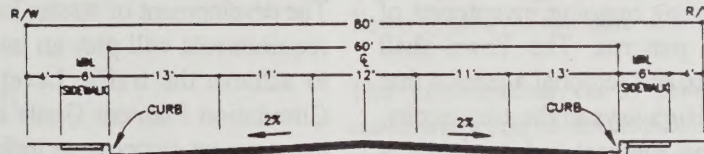
HIGHWAY - 6 LANES DIVIDED



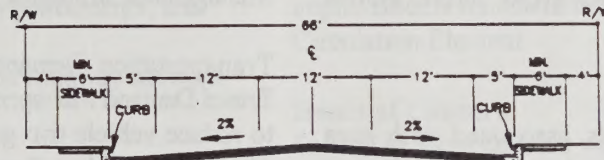
HIGHWAY - 4 LANES DIVIDED



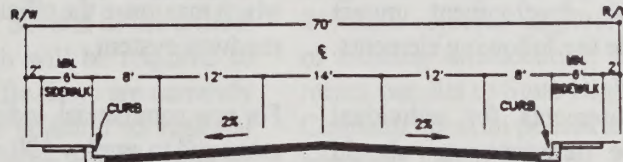
ARTERIAL - 4 LANES DIVIDED



COLLECTOR - 4 LANES (WITH OPTIONAL STRIPED MEDIAN LANE)



COLLECTOR - 2 LANES (WITH OPTIONAL STRIPED MEDIAN LANE)



INDUSTRIAL - 2 LANES (WITH STRIPED MEDIAN LANE)

•PART WIDTH STREET SECTION FOR
ALL COLLECTOR STREETS -
34' IMPROVEMENTS ON 48' R/W

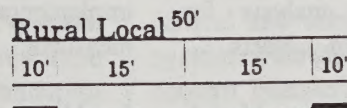
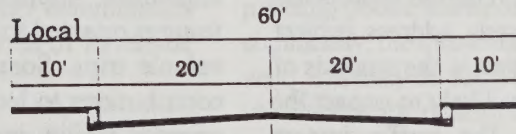


EXHIBIT III-3

Robert Kahn, John Kain
& Associates, Inc.

needs, it is recommended that a development monitoring process be implemented townwide.

The development monitoring process should require that proposed development submit traffic impact study reports to the Town of Yucca Valley to identify cumulative traffic impacts, service levels and mitigation measures required to maintain adequate roadway system performance. Traffic impact study reports should accompany plot plan and tentative tract map submittals to the Town.

IMPLEMENTATION

This section of the Circulation Element includes additional discussion of transportation improvement implementation strategies which collectively work towards the realization of the Circulation Element goal and policies.

The Town shall continue to identify changes in traffic volumes and patterns, and make periodic adjustments in planning and program implementation by utilizing roadway improvement and maintenance management programs. This shall be accomplished by regularly monitoring traffic on major roadways and by conducting ongoing inventories of current traffic and circulation patterns. The Town shall continue to coordinate with State and regional agencies that have jurisdiction over the State Highways in the community. Through the implementation of this Element and involvement with regional, State and federal regulators, the Town will progressively alleviate current and avoid future system inadequacies.

Development Impact Monitoring

The monitoring of traffic impacts associated with area development approvals is an important program which must be implemented to ensure that the Town's transportation goals are achieved. The Town's development impact monitoring procedures shall include the following elements:

1. Traffic impact analysis requirements for individual development projects: These requirements should effectively determine the impact potential of development projects on the circulation system, and define appropriate mitigation measures which adequately address project impacts. This is particularly important in the analysis of larger development projects which are likely to impact the regional CMP roadway system. The traffic impact analysis requirements should at the same time, recognize and establish appropriate levels of analysis for intermediate and smaller sized development projects.
2. Maintenance of Morongo Basin Transportation Model: Periodic updates/refinements of land use inputs used in

the Traffic Model would allow the Town to monitor the effect of on-going development approvals on ultimate circulation system needs. As specific Transportation Demand Management programs are implemented, the anticipated trip reduction effects of these measures can be incorporated in the model. Analysis of traffic forecast updates provide valuable information of the adequacy of the Town's Circulation Plan and the impact of land use/development decisions.

The traffic model will ultimately be used specifically for the purpose of responding to San Bernardino County CMP requirements regarding: a) the determination of traffic Level of Service on the CMP roadway system; and b) impact analysis of local land use decisions on the regional transportation system (CMP system). The maintenance of a local traffic model which is approved for CMP analysis will minimize the need to regularly request SANBAG and SCAG assistance in responding to CMP requirements.

Local Transportation Management

The development of strong local transportation management requirements will play an integral part in the Town's ability to achieve the traffic Level of Service goal stated in the Circulation Element Goals and Objectives. Transportation management components include (1) Transportation Demand Management measures, and (2) Transportation System Management strategies.

Transportation Demand Management (also referred to as Travel Demand Management or TDM) measures are intended to reduce vehicle trip generation or influence when vehicle trips are made. Transportation System Management strategies involve relatively low cost facility improvements which maximize the efficiency/traffic carrying capacity of the roadway system.

For new commercial, industrial, and mixed use developments estimated to employ 100 or more persons, the Town of Yucca Valley shall require the property owner(s) or designer(s) to implement applicable measures which include various features oriented towards reducing the generation of off-site vehicle trips. Some off-site mitigation measures such as contributions to local Transportation System Management oriented facility improvements may also be required. The Town of Yucca Valley shall require provisions for implementation, monitoring, and enforcing the TDM measures.

In addition to the TDM requirements, the Town should take a leadership role in the formation of a community based

ridesharing program and commuter bicycle program for local residents; and non-profit transportation management associations.

Transportation System Management (TSM) strategies involve the identification, prioritization, and monitoring of strategic low-cost circulation system improvements, which would maximize the efficiency of the local roadway system and improve traffic flow. These low capital improvements could include:

- Adding turn lanes or restricting turning movements during peak traffic periods at congested intersections;
- Widening of intersection approaches to accommodate additional through movement lanes or to improve visibility;
- Restriction or elimination of curb-side parking along congested arterials;
- Implementation of one-way street or reversible lane system;
- Installation of bus turnout bays;
- Installation of "smart" signal systems;
- Pavement marking modifications/improvements; and
- Completion of "missing links" in the roadway network.

Regional Coordination

As reflected in many of the Circulation Element components, regional coordination is essential to the successful implementation of the Circulation Plan. Several of the critical roadway system improvements which will be required to adequately accommodate build-out traffic flows are currently outside the Town's jurisdiction. The solution to regional related traffic problems will require close coordination of traffic issues with the City of Twentynine Palms, County of San Bernardino, Caltrans District 8, and other communities to the south within the Coachella Valley area of Riverside County.

In addition, Government Code Sections 65103(f) and 65080 require that the local planning agency coordinate its Circulation Element provisions with the applicable regional transportation plan. In the General Plan study area these regional agencies include the California Department of Transportation (Caltrans), San Bernardino Associated Governments (SANBAG), and Morongo Basin Transit

Authority (MBTA). Furthermore, federal and state transportation planning must be coordinated with local planning pursuant to Section 134, Title 23 of the U.S. Code and California Government Code Section 65080(a), respectively.

IV. ISSUES, GOALS AND POLICIES

Overview

The most important circulation issue is the correlation of the Land Use Element building intensities with Circulation Element capacity. It is the intent of the General Plan to maintain a balance between the General Plan land use intensities and its associated traffic demands with the capacity of the General Plan Circulation Element's ultimate system. Tests of this balance shall be conducted at the major stages of the development review process.

It is a major goal of the General Plan that specific standards for level of service will be achieved at buildout of the Land Use and Circulation Elements. If the level of service standards cannot be met, development intensities must be redefined, or mitigation measures must be provided, or other Town objectives must be identified as overriding.

The combination of a) level of service standards, b) successive levels of development review, c) requirements for phasing development with circulation improvements, and d) mechanisms to finance implementation of circulation improvements represent the correlation of the Land Use and Circulation Element.

Issues of Concern

Several areas of concern were identified in the General Plan circulation analysis, including: the increased traffic congestion along State Highway 62, access to State Highway 247 from adjacent neighborhoods, the alignment and design of existing intersections, the need for intra-Town travel routes parallel to State Highway 62, and road maintenance. Conflicts between pedestrian and vehicular traffic, securing adequate and consistent right-of-way along streets, the varying widths of improved streets, signage, on-street parking, public transportation, the airport and its role in the community, the treatment of utilities within the road right-of-way, and bicycle facilities in and around Town were also valid concerns identified in the circulation analysis.

As is commonly the case, intersections are generally the most critical and constrained locations within the local street system. Therefore, service levels at intersections are of concern. Intersections are currently operating at an acceptable Level of Service. However, traffic volumes projected at

General Plan buildout will require significant improvements to maintain acceptable Levels of Service.

Along State Highway 62 there are a number of intersections that are not properly aligned, particularly at Palm Avenue, and Sage Avenue from Highway 62 south. Design solutions should be developed to assure that these intersections can continue to operate at acceptable Levels of Service.

Goals, Policies and Programs

Goal

A circulation network that efficiently, safely and economically moves people, vehicles and goods using transportation facilities that meet the current demands and projected needs of the Town, while maintaining and protecting its rural residential character.

Policy 1

Prepare and maintain a master plan of roads, which sets forth detailed improvement and financing plans, and schedules implementation, which assure levels of roadway and intersection operations at LOS "D" or better during typical peak hours.

Program 1.A

Initiate and complete a master plan of roads, which includes targets for ultimate rights-of-way and pavement width, addresses individual project financing, and provides a schedule for securing right-of-way and constructing improvements consistent with the projected needs and standards set forth in the Town Circulation Element and Program EIR.

Responsible Agency: Town Council; Community Development Department

Schedule: 1995-1996

Program 1.B

Establish and maintain a roadways Pavement Management Program (PMP) that sets forth timelines and schedules for the maintenance of existing roads in the community. The program shall also establish funding levels for each fiscal year.

Responsible Agency: Town Council; Community Development Department

Schedule: 1995; update annually

Policy 2

Coordinate and cooperate with Caltrans to assure preservation of capacity and maximized efficiency along State Highways 62 and 247.

Program 2.A

Establish and maintain a liaison with Caltrans planning and engineering staff to study and implement effective means of preserving and improving capacity along Highways 62 and 247. Strategies shall include but are not limited to synchronized signalization, consolidation of access drives and restriction of access, construction of additional travel lanes and raised median islands, and improvements to highway/frontage road intersections.

Responsible Agency: Community Development Department; Caltrans

Schedule: 1995; Continuous

Program 2.B

Review new and redeveloped projects along Highway 62 with the intent of limiting access and aligning major access drives in a manner which maximizes the use of existing and planned signalization intersections.

Responsible Agency: Community Development Department; Caltrans

Schedule: 1995; Continuous

Program 2.C

Confer and coordinate with Caltrans in efforts to secure State and Federal funding sources for preservation and expansion of capacity on State Highway 62.

Responsible Agency: Community Development Department; Caltrans; Federal Highway Administration; FEMA; Department of Defense

Schedule: 1995-1996; Continuous

Policy 3

Improve capacity on, and create new alternative, east/west arterials and smaller capacity routes to enhance intra-town circulation and relieve congestion on Highway 62.

Program 3.A

Program the improvement of Sunnyslope Drive and Paxton Road, and enhance the capacities of Onaga and Yucca Trails, Joshua Drive and other appropriate routes. Strategies shall include securing needed rights-of-way and providing roadway improvements, encouraging consolidation of access drives and restriction of access, and regulating land use along these roads to preserve capacity.

Responsible Agency: Community Development Department

Schedule: 1995-1996; Continuous

Policy 4

Participate and represent the Town's interests in circulation-related regional planning activities, and encourage acceptance of Town policies regarding regional transportation issues.

Program 4.A

Establish and maintain a liaison with SANBAG, SCAG and Caltrans and pro-actively represent itself in transportation planning meetings to assure that Town policies and programs/strategies are given priority consolidation in resolving regional transportation issues affecting the community.

Responsible Agency: Town Council; Community Development Department; SANBAG; SCAG; Caltrans

Schedule: 1995; Continuous

Policy 5

Encourage expansion of ridership and the mass transit systems operated by the Morongo Basin Transit Authority within the Town and greater Morongo Basin.

Program 5.A

Consult and coordinate with the Morongo Basin Transit Authority and assure vocal representation on the Authority Board and its decision making process.

Responsible Agency: Town Council; Community Development Department; Morongo Basin Transit Authority

Schedule: 1995; Continuous

Program 5.B

When reviewing development proposals, consult and coordinate with the Morongo Basin Transit Authority and solicit comments and suggestions on how bus stops and other public transit facilities and design concepts should be integrated into project designs.

Responsible Agency: Town Council; Community Development Department; Morongo Basin Transit Authority

Schedule: 1995; Continuous

Program 5.C

When reviewing the development proposals, consult and coordinate with the Morongo Basin Transit Authority to encourage the development of rideshare and other alternative, high occupancy transit programs for employers with sufficient numbers of employees.

Responsible Agency: Town Council; Community Development Department; Morongo Basin Transit Authority

Schedule: 1995; Continuous

Policy 6

As a means of reducing traffic associated with work-related out-mitigation, make every reasonable effort to achieve a jobs/housing balance in the community.

Program 6.A

In order to locate jobs and housing near each other to produce shorter work commutes, make a concerted effort to encourage mixed-use development with a residential component contiguous with employment centers, encourage relocation of appropriate industries; adopt a home occupation ordinance; and encourage major employers to evaluate telecommuting opportunities, either home-based or at local centers, as at least part-time options for employees.

Responsible Agency: Community Development Department; Redevelopment Agency; Chamber of Commerce

Schedule: 1995-1996; Continuous

Policy 7

Promote the use of multi-occupant modes of transportation, and the shifting of employment-related trips out of current peak traffic periods.

Program 7.A

Facilitate provision of an information network among employers and facilitate the provision of technical assistance to develop rideshare programs compatible with requirements of Regulation XV of the Mojave Desert Air Quality Management District.

Responsible Agency: Community Development Department; Morongo Basin Transit Authority

Schedule: 1995-1996; Continuous

Program 7.B

To the extent practical, prepare a rider share plan for Town employees to serve as an example for area employers. This plan should include meaningful incentives for employees to walk, bike or rideshare to complete their work commutes.

Responsible Agency: Community Development Department

Schedule: 1995-1996; Continuous

Program 7.C

To the extent practical, the Town and the MBTA shall encourage employers to provide 4-day-40 hour and 9-day-80 hour work weeks, and/or provide start/end times outside of the 6-8 AM and 4-6 PM peak periods of traffic.

Responsible Agency: Community Development Department; Morongo Basin Transit Authority

Schedule: 1995-1996; Continuous

Program 7.D

Encourage and pro-actively support the efforts of the Morongo Basin Transit Authority in organizing a Transportation Management Organization (TMO) among employers to provide an on-going information network, develop a rideshare plan, and determine opportunities for transit/shuttle operations.

Responsible Agency: Community Development Department; Morongo Basin Transit Authority

Schedule: 1995-1996

Policy 8

Develop and encourage the use of continuous and convenient bicycle routes and multi-use trails to places of employment, shopping centers, schools, and other high activity areas with potential for increased bicycle use.

Program 8.A

Prepare and adopt a master plan of bicycle-ways, and multi-use trails, and develop or require the development of secure bicycle storage facilities and other support facilities that increase bicycle use (See Parks, Recreation, and Trails Element).

Responsible Agency: Community Development and Community Services Departments

Schedule: 1995-1996; Continuous

Policy 9

Establish parkway landscaping requirements and guidelines to be developed within the road right-of-way along roadways designated as collector or greater in capacity.

Program 9.A

Require that curb, gutter and sidewalks be installed along General Plan designated roadway when needed to address drainage control or other identified controlling factors.

Responsible Agency: Community Development Department

Schedule: Continuous

Policy 10

Coordinate with the San Bernardino County Flood Control District and its consultants to assure the provision of all-weather crossings along critical roadways.

Program 10.A

Consult and coordinate with the County Flood Control District and its consultants, and cooperate in the planning and development of all-weather crossings as part of the community's Master Drainage Plan and its implementation.

Responsible Agency: Community Development Department; San Bernardino Flood Control District

Schedule: 1995-1996

Program 10.B

Projects proposed for development, which may be isolated by storm runoff, shall be required to provide all-weather access where necessary to insure safe ingress and egress for residents and emergency vehicles.

Responsible Agency: Community Development Department; County Flood Control District

Schedule: Continuous

Policy 11

Facilitate the design and installation of a community locations/directional signage program to efficiently direct traffic to high use public buildings, parks and other facilities.

Program 11.A

Provide clear public signage directing traffic to the Joshua Tree National Park, Town's park and recreational facilities, and all public facilities, including but not limited to, libraries, hospitals, police and fire stations, and civic centers.

Responsible Agency: Community Service Department; Community Development Department

Schedule: 1995-1996

Policy 12

Coordinate and cooperate with the Yucca Valley Airport District to assure that the airport continues to meet the Town's transportation, recreational, commercial and emergency response needs.

Program 12.A

Regularly meet with the Yucca Valley Airport District Board and coordinate land use planning and other activities that affect the viability of the airport's operation and availability to respond to emergency needs.

Responsible Agency: Community Development Department; Airport District

Schedule: 1995-1996; Annually

HOUSING ELEMENT

Updated 9/25/00;
00 01627

PURPOSE

The purpose of the Yucca Valley Housing Element is to provide a comprehensive understanding of the housing needs within the Town and to set forth policies and programs that will enable the Town to reach its defined housing goal. In order to ensure that a safe and decent place to live, within a satisfactory environment, is provided for Yucca Valley residents, the housing element promotes a closer coordination of housing policies and programs at local, state and federal levels, as the attainment of housing goals depends upon the shared commitment of all levels of government.

BACKGROUND

Within the context of the General Plan, the Housing Element functions as an integral part of a comprehensive growth plan. A broad range of information provides an indication of the interrelationship of the Town government and its various activities, particularly land use policies, and the planning for and development of the community's housing stock. As it manages development, the Town must balance the need to assure adequate housing for all current and future members of the community against the need to provide and support existing and anticipated levels of public services and facilities. The Housing Element, therefore, directly relates to the amount and location of commercial and industrial development, the type and intensity of land uses, and the amount of housing development established through land use designations in the Land Use Element, and to the amount of restricted lands and open space, with very limited or no potential for housing development, established in the Land Use and Open Space, Mineral, Energy and Conservation Elements. The ability of the Town to provide public services to the community, as outlined in the Public Building, Facilities, and Utilities Element also correlates with the content of the Housing Element. In addition, the Housing Element relates to the transportation routes and availability of adequate roadways established in the Circulation Element, the maintenance of an adequate jobs to housing ratio established in the Economic Development Element, and the protection of sensitive receptors established in the Noise Element.

The Housing Element addresses the housing characteristics and needs of the Town, including but not limited to, a description of existing housing types, condition of existing units, overcrowding, overpayment, homelessness, and the

sheer demand for affordable housing in the area. A separate discussion of the General Plan study area is included in appropriate portions of this Element. The study area establishes boundaries which extend to the north, east and west of the Town limits. The southern portion of the study area is consistent with that of the Town limits due to the close proximity of the Joshua Tree National Park, with the exception of the southwest corner which extends approximately one mile south of the existing limits. To the north, west and east, the study area extends approximately two to three miles from the existing Town limits. More specific boundaries include: Sunny Vista to the southeast, Sunset Road to the northeast, Aberdeen Drive to the north, extending to LaBrisa Drive near Highway 247. The western area includes Pioneertown, the Sawtooths and Little Morongo Heights, and the Town limits to the South (Please see Exhibit I-2 in the Introduction, which provides a map of the study area boundary).

California Government Code requires that every City and County prepare a Housing Element as part of its General Plan. In addition, State law contains specific requirements for the preparation and content of Housing Elements. According to Article 10.6, Section 65580, the Legislature has found that:

- (1) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (2) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- (3) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
- (4) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- (5) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments, and the state, in addressing regional housing needs. Section 65581 of the Government Code states that the intent of the Legislature in enacting these requirements is:

- (7) To assure that local governments recognize their responsibilities in contributing to the attainment of the State housing goal.
- (8) To assure that cities and counties prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the State housing goal.
- (9) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal as well as regional housing needs.
- (10) To ensure that each local government cooperates with other local governments to address regional housing needs.

Government Code Section 65583 outlines the required content of all housing elements including identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. Specific requirements include the following:

- (1) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The analysis should include population and employment trends; documentation of household characteristics; inventory of land suitable for residential development; governmental and other constraints to new housing development; analysis of any special housing needs and an assessment of existing affordable housing developments.
- (2) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the objectives of the housing element in order to meet the housing needs of all economic segments of the community.

PREVIOUS HOUSING ELEMENT EVALUATION

The County Housing Element contains numerous policies/actions which were developed for the unincorporated areas of the entire County. These quantified objectives focus on projected housing needs overall, not specific to the Yucca Valley area or any other subregion of the County. The following section reviews the policies contained in the San Bernardino County General Plan Housing Element, which was adopted in July 1989, specific to the Twentynine Palms (RSA 33) planning area, which includes what is now the incorporated Town of Yucca Valley.

Regional Housing Policies-Twentynine Palms (RSA 33)

These five policies are those adopted for the Twentynine Palms/Yucca Valley area (RSA 33), in the San Bernardino County General Plan.

- (30) Encourage the application of the Housing Incentive Program to clustered development (single and multiple family) in the Desert areas having adequate infrastructure in place, or provided for, to support higher densities.
- (31) Discourage housing in the dry lakes of the Desert.
- (32) Establish programs to prevent discrimination in housing in the Desert region.
- (33) Study the options of infrastructure development in order to optimize efficient land use and the maintenance of environmental quality to achieve a more logical and efficient use of available resources in Desert areas.
- (34) The following methods of housing development and design shall be encouraged in the Desert area provided they are compatible with the rural character and desert environment:
 - a. Single-wide mobile home parks.
 - b. Temporary dependent housing.

Although these policies offer an adequate basis for housing objectives for the Yucca Valley community, detailed policies and programs specific to the Town are necessary in order to assure adequate housing for all residents. These policies were adopted for an area encompassing Twentynine Palms, Yucca Valley, and a wide range of unincorporated lands.

Policies 30 and 33 of the San Bernardino County Housing Element encourage infill development and stress the importance of the availability of adequate infrastructure. These are essential aspects of housing construction, and with the future development of the Town and various environmental constraints, including the scarce water supply, more specific policies and programs are needed to assure the provision of adequate services and use of available lands. Policy 31 is also an important concept, focusing on the preservation of open space areas and the prevention of possible flooding of housing units, however, it is marginally relevant to the Yucca Valley area, and specific policies addressing unique characteristics of the Town are necessary. Again, Policy 32 offers a general basis for housing policies, but programs addressing regulation, education, and housing needs are essential in the prevention of discrimination and the availability of safe and affordable housing in the Town. Policy 34 illustrates the need for affordable housing, but does not address what is the most appropriate type of affordable housing for Yucca Valley, nor the actual need for additional affordable housing within the community. The Housing

Element of the Yucca Valley General Plan contains a detailed description of Goals, Policies, and Programs specific to the Town, including Quantified Objectives (see page 49 of this Element) and the projected time frame for completion. It also contains a matrix which outlines the goals for achieving future housing needs in each income category.

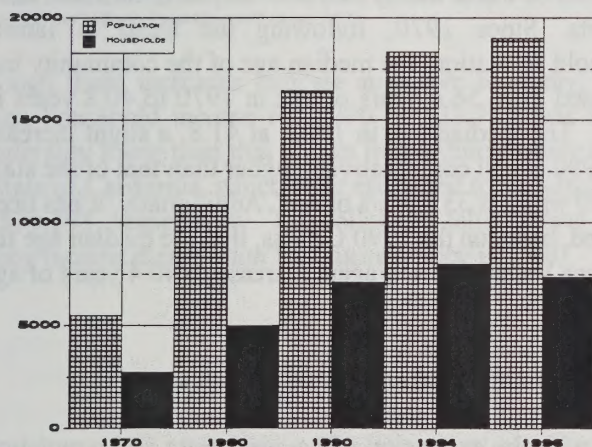
DEMOGRAPHIC INFORMATION

This section of the Housing Element of the Yucca Valley General Plan contains relevant demographic, household, and socioeconomic data. This information is primarily based on data provided in the 1990 U.S. Census of Population and Housing and the California Department of Finance.

Historic and Current Population

Based on Census Data, the population of Yucca Valley increased from 5,470 persons to 10,851 persons between 1970 and 1980, an increase of approximately 98 percent. According to the 1990 Census the population of Yucca Valley was 16,403 persons, a 51% increase from the 1980 population. The population as of January 1, 1994 was estimated, by the California Department of Finance to be 17,923 persons. The Department of Finance population estimate for 1995 is 18,336.

**Town of Yucca Valley
Population from 1970 through 1996
Graph III-1**



Source: Urban Decision Decisions, Inc., Area Profile 1990 for the Yucca Valley Town Limits, Area Summary and the California Department of Finance, 5/93.

The number of households has also increased steadily since 1970, from 2,761 to 7,104 in 1993, more than a 150% increase. It is estimated that the number of households will

continue to increase to 7,357 by 1996 (Please refer to **Housing Characteristics** for a more detailed discussion of actual housing units).

General Plan Study Area

The population of the General Plan study area has increased at approximately the same rate as the Town. Within the study area, not including the area within the Town Limits, the population was 2,745 in 1990. The General Plan Study area experienced 13% growth from 1990 to 1993, increasing to 3,100 persons, approximately 4% per year. From 1993 to 1996, it is estimated that the population will increase by 12%, to 3,472.

Population by Age Group and Ethnicity

The median age in Yucca Valley as of 1990 was 40.8 years. Table III-4 presents the number of persons in various age ranges and the percent of total population for each group.

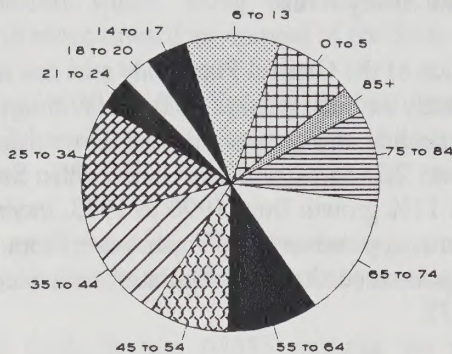
**Table III-4
Age Distribution of Yucca Valley-1990**

Age	Number	% of Total
0-5	1,422	8.7%
6-13	1,751	10.7%
14-17	715	4.4%
18-20	484	3.0%
21-24	591	3.6%
25-34	2,048	12.5%
35-44	2,056	12.5%
45-54	1,412	8.6%
55-64	1,645	10.0%
65-74	2,186	13.3%
75-84	1,598	9.7%
85+	495	3.0%
Total	16,403	100%

Source: 1990 U.S. Census of Population and Housing

This Table and the following Graph illustrate the age characteristics of the Yucca Valley community in 1990. These numbers show that in 1990, dependent children made up approximately 23.8% of the total population, and seniors of 65 years and older make up around 26%, with 36% of the population at 55 years and older.

Graph III-2
Town of Yucca Valley
Age Distribution 1990



Source: 1990 U.S. Census of Population and Housing

These age characteristics have varied slightly over the past few years, and it has been estimated that the median age has risen to 41.8 years of age as of April 1, 1993. As of 1993, dependent children made up 24.2% of the total population, and seniors of 65 years and older made up approximately 27.9%. It is estimated that the median age will decrease by 1998 to 40.4 years of age, falling below that of 1990.

Ethnic Characteristics

The Town of Yucca Valley, along with the entire Morongo Basin, is primarily a Caucasian community. Although the number of minorities has increased over the past few years, it is projected that the White population will continue to make up over 90% of the Town's total population. The following two tables illustrate the current and projected number and percentage of each ethnic group in the Town of Yucca Valley.

Table III-5
Ethnic Characteristics Distribution-1990

Race	1990	1993	1996
White	15,356	16,611	17,651
Black	213	304	398
Asian/Pac. Is	228	286	367
Am Indian	170	161	148
Other	436	538	612
Hispanic Origin	1,148	1,432	1,728
Total	16,403	17,900	19,176

Source: Urban Decision Systems, Demographic Trends for the Yucca Valley Town Limits, based on the 1990 U.S. Census of Population and Housing. Note: Persons of Hispanic Origin are listed in both White and Hispanic calculations in the Census

Table III-6
Ethnic Characteristics Percentages

Race	1990	1993	1996
White	93.6%	92.8%	91.5%
Black	1.3%	1.7%	2.3%
Asian/Pacific Is.	1.4%	1.6%	2.1%
American Indian	1.0%	0.9%	0.7%
Other	2.7%	3.0%	3.3%
Hispanic Origin	7.0%	8.0%	9.6%
TOTAL	100%	100%	100%

Source: Urban Decision Systems, Demographic Trends for the Yucca Valley Town Limits, based on the 1990 U.S. Census of Population and Housing. Note: Persons of Hispanic Origin are listed in both White and Hispanic percentages in the Census.

Household Size

In the Town of Yucca Valley, the average household size was estimated in 1970 at 2.21 persons. With continued population growth and limited construction, the average household size continued to increase, reaching 2.25 persons by 1980 and 2.35 persons by 1990. The average household size is estimated to have increased again in 1993 to 2.49 persons per household¹. It is also estimated that this number will rise to 2.50 by 1996. However, these numbers are comparatively low, as in 1990, the state of California's average household size was 2.8 persons, less than that projected for 1996 in the Town of Yucca Valley, thereby emphasizing the rural character of the community². Nonetheless, this trend clearly points to the broadening of family households versus strong historic retirement-oriented household formation.

The Town of Yucca Valley has, over the years, attracted older residents. Since 1970, following the trend in family household formation, the median age of the community has decreased from 56.6 years of age in 1970 to 40.8 years in 1990³. The median age in 1993, at 41.8, a slight increase from 1990 is still comparatively higher than that of the state for 1990 which is 33.2 years of age⁴. Additionally, it has been projected, based on the 1990 Census, that the median age for the Yucca Valley area will again decrease to 40.4 years of age by 1996⁵.

Per Capita and Median Household Incomes

Along with the expansion of housing units and population has come an increase in the per capita and median household income. The per capita income levels have increased from

¹ California Department of Finance, May 1993

² Urban Decision Systems, Inc. Area Profile: Yucca Valley

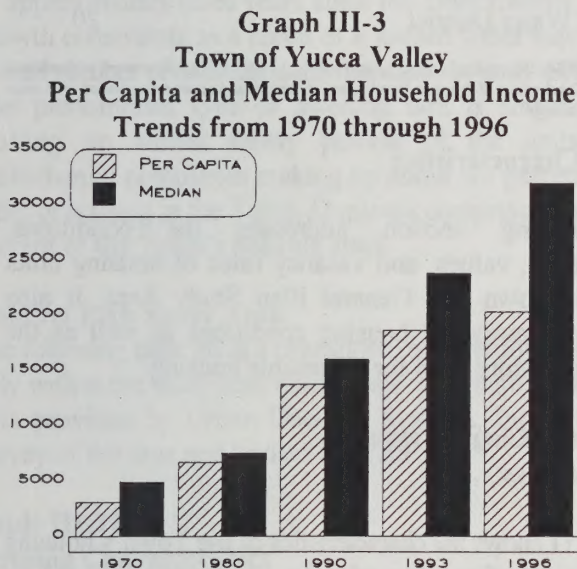
³ Ibid

⁴ Ibid

⁵ Ibid

\$3,083 in 1970 to \$6,692 in 1980. From 1980 to 1990, the per capita income again increased to \$13,697, a gain of 105%. The per capita income level is currently \$18,622, a 36% increase from the 1990 income level⁶.

The median household income in the Yucca Valley area has also shown significant increases over the last twenty years. In 1970, the median household income was \$4,860, and currently this level is \$23,741, approximately a 17% annual increase. The following graph shows the increase in both income levels and provides projections for the year 1996, with per capita and median household incomes estimated to be \$20,272 and \$31,916, respectively.



Source: Urban Decision Decisions, Inc., Area Profile 1990 for the Yucca Valley Town Limits, Area Summary and the California Department of Finance, 5/93.

Although these increases indicate an active economy, the median household income for 1990 of \$23,741 was still considerably lower than that of San Bernardino County and the State of California, which were estimated to be \$36,500 and \$39,598, respectively. The following table shows the housing income distribution for Yucca Valley in 1990.

Table III-7
Income Distribution by
Household-1990/1993/1996

Income	Households		
	1990	1993	1996
\$0-\$4,990	326	255	147
\$5,000-\$9,999	976	888	654
\$10,000-\$14,999	901	795	559
\$15,000-\$19,999	715	646	492
\$20,000-\$24,999	681	639	492
\$25,000-\$29,999	562	547	478
\$30,000-\$34,999	485	532	588
\$35,000-\$39,999	388	447	559
\$40,000-\$49,999	654	838	1,155
\$50,000-\$59,999	432	539	779
\$60,000-\$74,999	336	440	632
\$75,000-\$99,999	196	284	463
\$100,000-\$124,999	66	92	139
\$125,000-\$149,000	46	56	73
\$150,000+	87	106	147
Total:	6,851	7,104	7,357

Source: 1990 U.S. Census of Population and Housing. 1996 Projections from Urban Decision Systems, April 1, 1993.

Employment Information

In 1990, a total of 5,512 persons residing in the Town of Yucca Valley were employed, of which 3,026 were considered to be white collar workers and 2,486 blue collar. The service, clerical, and professional and technical industries are largely represented in the Town, each employing over eight hundred persons in 1990. The following table shows the employment characteristics of the Town of Yucca Valley in 1990.

Table III-8

Employment by Industry-1990

Industry	Number	%of Total
<u>WHITE COLLAR</u>	<u>3,026</u>	<u>54.9%</u>
Professional/Technicians	868	15.8%
Manager/Property	675	12.2%
Clerical	804	14.6%
Sales	679	12.3%
<u>BLUE COLLAR</u>	<u>2,486</u>	<u>45.1%</u>
Crafts	1,010	18.3%
Operatives	283	5.1%
Service	870	15.8%
Laborer	225	4.1%
Farm Worker	99	1.8%

Source: 1990 U.S. Census of Population and Housing

The General Plan Study Area is expected to have employment characteristics similar to the Town of Yucca Valley, as it is immediately adjacent to the Town limits. Therefore, based on 1990 Census data for the Town of Yucca Valley, an estimate of current employment by industry was calculated for the Town and the General Plan study area and is shown in the following table.

Table III-9

**Employment by Industry-1990
Town Limits and General Plan Study Area**

Industry	Town Limits	General Plan Study Area
<u>WHITE COLLAR</u>	<u>3,026</u>	<u>506</u>
Professional/technicians	868	145
Manager/Property Mgmt.	675	112
Clerical	804	135
Sales	679	114
<u>BLUE COLLAR</u>	<u>2,487</u>	<u>284</u>
Crafts	1,010	169
Operatives	283	47
Service	870	14
Laborer	225	38
Farm Worker	99	16

Source: Urban Decisions Systems, Inc. Area Profile: Yucca Valley Town Limits, Area Summary, November 11, 1993 based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

Source: Urban Decisions Systems, Inc. Area Profile: Yucca Valley Town Limits, Area Summary, November 11, 1993 based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

Employment in the Town of Yucca Valley in 1993, is similar to that of 1990, however, with the influx of new, large commercial companies, such as K-Mart and Wal-Mart, and other businesses and industries, Yucca Valley has developed a larger commercial base, and the availability of sales and service jobs has also expanded. The following table shows the top employers in the Town of Yucca Valley in 1993.

Table III-10

**Top Employers in the Town of Yucca Valley 1993
Business Estimated # of Residents Employed**

Morongo Valley Unified School District	600
Moyle's	250
K-Mart Retail Stores	190
Stater Brothers	140
Von's Markets	90
Hi-Desert Star	75
Wal-Mart	75
Stater Brothers	68
JC Penney	40
Town of Yucca Valley	27
Hi-Desert Water District	20

Source: County of San Bernardino's Community Profiles, January 1993, Department of Economic and Community Development, Economic Development Division, and telecommunication with store managers 11/93 to 1/94.

Housing Characteristics

The following section addresses the conditions, characteristics, values, and vacancy rates of housing units within the Town and General Plan Study Area. It also examines overcrowded housing conditions as well as the existing and future need for affordable housing.

Historic and Current Housing Characteristics

Tables III-11 shows the characteristics of the Town's housing stock in terms of number of units per structure, based on 1990 Census data. Table III-12 is based on a survey of the Town's housing stock conducted in 1993.

Table III-11
Housing Characteristics in Yucca Valley
for 1990 and 1993

Units in Structure	1990 Number	1993 Number	1990 % Total	1993 % Total
Single Unit	5,971	6,784	77%	79%
Two Unit	276	287	4%	3%
Three to Four	327	335	4%	4%
Five	367	392	5%	5%
Mobile Home	777	787	10%	9%
Total	7,718	8,585	100%	100%

1990 Data Source: 1990 U.S. Census of Population & Housing. 1993 Data Source: Yucca Valley Community Development Department and Terra Nova Planning & Research Inc., Survey.

In approximately three years since the 1990 Census, due to growth constraints as a result of a limited water supply, the overall number of dwelling units increased by only 100 units. The predominant type of dwelling unit is single-family, making up almost ninety percent of the units, with multi-family complexes making up about ten percent of all types of housing in the Town. Duplexes comprise about four percent of the Town's housing stock.

General Plan Study Area

The following table gives a breakdown of dwelling unit types only within the study area boundaries. This data is based on data provided by Urban Decision Systems, Inc., an aerial survey of the area and limited field surveys.*

Table III-12
Housing Characteristics
General Plan Study Area (Excluding Town Limits)-1993

Unit Type	Number	% TOTAL
Single Unit	1,208	79.8%
Two Unit	68	4.5%
Three to Four	74	4.9%
Five	63	4.2%
Mobile Home, Trailer	100	6.6%
Total	1,513	100%

Source: Terra Nova Planning & Research Inc., Survey, December 1992, January 1993 and Urban Decision Systems 5/93.

Vacancy Rate

The Town of Yucca Valley, like most desert communities, experiences a relatively high vacancy rate due to visitors who own seasonal units. In 1990, the total vacancy rate was estimated at 12.1%, of which 4% can be attributed to these seasonal units. The following table summarizes the characteristics of vacant units in Yucca Valley.

Table III-13
Characteristics of Vacant Units-1990

Vacancy Type	Number	% Total
For Sale	149	1.9%
For Rent	184	2.4%
Seasonal Home	287	3.7%
Rented or Sold, Not Occupied	62	0.8%
All Other Vacant	251	3.3%
Total	933	12.1%

Source: 1990 U.S. Census of Population and Housing.

In 1990, the California State vacancy rate was 7.2%, with San Bernardino County at 12.98% in 1992. The Town vacancy rate is therefore consistent with that of San Bernardino County, and can be attributed to a combination of seasonal homes and units which are for sale or rent.

Condition of Housing Stock

As a part of the preparation of the Town of Yucca Valley's Housing Element, a Housing Survey was conducted to determine the quality of the housing stock in the community. Housing units were rated on a scale of 1 to 5, with the following definitions being applied to each numerical category:

1. Very Good Condition, no maintenance necessary
2. Good Condition, minor aesthetic maintenance necessary
3. Acceptable Condition, aesthetic and structural maintenance necessary
4. Poor Condition, major aesthetic and considerable structural maintenance necessary
5. Unacceptable Condition, considerable dilapidation; health and safety a concern.

The table below illustrates the number of dwelling units in the Town of Yucca Valley which fall in each of the categories outlined above.

Table III-14
Condition of Housing Stock
within the Town Limits-1993

Unit Type	Category				
	1	2	3	4	5
Single Family Residences	2,861	2,469	744	93	17
Duplexes	32	161	34	36	24
Multi-family Residences	242	275	176	22	12
Mobile Homes	585	150	52	0	0
Total	3,720	3,055	1,006	151	53

Source: 1993 Housing Survey, June 28, 1993 to July 16, 1993. Town of Yucca Valley Community Development Department, and Terra Nova Planning & Research, Inc. Numbers weighted in accordance with 1990 census.

* Community Development Department, Town of Yucca Valley

The survey found that the majority of the housing stock in the Town is comprised of single family homes which are in good or very good condition. There are relatively few duplexes within the community, and the majority appear to be in good condition. Multi family residences appear to have the most severe maintenance problems, with 12 residences considered to be in unacceptable condition. In general, approximately 47% of the Town's housing stock is considered to be in very good condition, with only 3% in poor or unacceptable condition.

Overcrowding

The State Department of Housing and Community Development has set the standard of 1.01 persons per room as the criteria for defining "overcrowded" housing conditions. As a characteristic of existing housing utilization, overcrowding is one of the specifically identified issues that must be addressed in the Housing Element. High rents and home prices limit low income persons from obtaining homes with adequate space and/or bedrooms. This data assists in the estimation of affordable housing need in the community. The following table presents a range of persons per room by occupied housing unit in the Town of Yucca Valley.

Table III-15

Overcrowded Housing Units-1990

Persons Per Room	Housing Units
.50 or Less	4,928
.51 to 1.00	1,725
1.01 to 1.50	203
1.51 to 2.00	64
2.01 or More	21
Total Overcrowded Owner & Renter Occupied Units	288

Source: 1990 U.S. Census of Population and Housing

As shown in the table above, there were a total of 288 housing units within the Town which met the HCD criteria for "overcrowded" conditions as of the 1990 Census, representing approximately 4% of the total housing units counted. This low percentage of overcrowded households suggests the number and type of units available in the community is adequate to meet the housing needs of Yucca Valley residents.

Housing Values

As of 1990, in the Town of Yucca Valley, the majority of homes, 61.9%, were valued between \$50,000 and \$99,999. The median (the figure exactly in the middle of a series of numbers) housing value was \$82,448, with the average (the sum of a series divided by the number of variables) housing value at \$93,875. The following table summarizes housing

values for the Town of Yucca Valley in 1990. Data is presented only for owner-occupied single-family homes on less than 10 acres.

Table III-16

Values, Specified Owner-Occupied Housing Units-1990

Value	Number	Percent
\$0 to \$29,999	56	1.5%
\$30,000 to \$49,999	289	7.6%
\$50,000 to \$74,999	1,223	32.1%
\$75,000 to \$99,999	1,135	29.8%
\$100,000 to \$149,999	739	19.4%
\$150,000 to \$199,999	243	6.4%
\$200,000 to \$299,999	91	2.4%
\$300,000 to \$499,999	27	0.7%
\$500,000 or more	10	0.3%
Total	3,813	100%

Source: 1990 U.S. Census of Population and Housing

This table shows that the Town of Yucca Valley offers a wide range of housing costs. While not all of these homes would be considered affordable, 41.2 percent fall under \$75,000 which is considered to be very affordable and represents almost half of the community's housing stock (Please see Affordable Housing discussion). Most of the remainder of the homes fall under the \$200,000 price range, with very few, less than 4% valued over \$200,000. These numbers illustrate the affordability of the community, as well as its diversity, as it offers homes valued in all price ranges.

Land Inventory

Table III-17 below shows the amount of vacant residential land which was calculated by the Town as part of the preparation of the Land Use Element for Yucca Valley General Plan. This table also projects the maximum number of dwelling units which could potentially be built within each zoning designation.

Table III-17
General Plan Designations
Including Acreage and Total Potential
Units-1993

Land Use	Vacant Acreage	Potential Dwelling Units
R-S-2	2,585	5,170
R-S-3.5	17	60
R-S-4	10	40
R-L-2.5	3,527	1,411
R-M-10	234	2,340
RHR20	3,847	192
R-L-5	3,718	743
R-L-10	86	9
R-S-5	872	4,360
R-L-1	1,722	1,722
R-M-4	9	36
R-M-8	24	192
R-M-14	97	1,358
R-M-F	7	84
Total	16,755	17,717

Source: Town of Yucca Valley Community Development.

With a total of 16,515.5 vacant acres and a potential buildout of 24,401 units, the Town of Yucca Valley offers the opportunity for a variety of housing types and developments. The majority of the housing units will be built within three designations, R-L, R-S and R-M which allow for anywhere from zero to ten dwelling units per acre. These designations will include a mixture of single family housing, multi family housing projects, both affordable and market rate, senior housing projects, and mixed uses which will allow for varied types of development within the community. The vacant R-S-5 and R-M-10 acreage within the Town is located within its core, thereby facilitating development through availability of services and facilities. The following Table provides an inventory of available vacant acreage, its general location, and land use designation. All sites are located less than one mile from existing services.

Table III-18
Vacant Lands Inventory: R-S-5, R-M-10, RMF:R-M-14
Land Use Designations

Location	Desig	Size	Max# Units
S/E Quarter of Sec. 33	R-M-10	31. ac	310
S/W Quarter of Sec. 34	R-M-10	28.7 ac	287
S/W cor. of Hwy 62 & Cam. del Cielo	R-M-10	11 ac	110
S. of Santa Fe Tr., from Inca to Acoma	R-S-5	129 lots	129
W. side of Sage, S. of Hwy 62*	C-MU	17.4 ac	61
S. of Sunnyslope, W. of Palm Ave.	R-S-5	71 lots	71
N. side of Onaga W. of Palm Ave.	R-M-10	25. ac	250
W. side of Balsa N. side of Yucca Tr.*	C-MU	118.5	415
N. side of Yucca Tr., E. of Airway Ave.	R-M-10	16.1 ac	161
Paradise Valley	R-S-5	58. ac	290
Section 5/Miller	R-S-5	435 ac	2175
Section 15	R-M-14	113 ac	1130

*The C-MU designation allows up to 35% of the parcel to be developed as residential development of at least 10, and up to 14, units per acre. 10 units per acre has been calculated for this table.

With these General Plan Designations, the rural character of the Town of Yucca Valley can be preserved along with the allowance for the supply adequate housing numbers and types. The HR designation will preserve the natural hillsides of the area, and allow for scattered single family development, and the RL designation will provide for equestrian uses, with larger lots, and sparse development.

The quantified objectives, provided on page 54 of this Element, call for the construction of a minimum of 365 units by 1996. Of these, 182 are to be low or very low income units. The total number of desired units to be built within the Town of Yucca Valley within the next five years, is less than 2% of the total projected buildout of the community. The need for the development of low and very low income units, is less than 1%. It is evident from these designations that the wide range of acreage standards will allow for all types of development within the community. The higher density designations are adequate to provide for additional affordable multi-family developments and additional senior housing projects which are necessary and desired within the community.

EXISTING AFFORDABLE HOUSING PROGRAMS

It is the responsibility of the Town of Yucca Valley to assure the provision of a broad mix of housing types, including and especially for the socio-economically disadvantaged. In order to implement affordable housing goals set forth in this Housing Element, the following housing programs are available:

Housing Rehabilitation Programs

A housing stock survey of the Town conducted by Yucca Valley staff from June 28, 1993 to July 16, 1993, assessed the structural condition of all residential units (Please see Table III-14, page 37 for a more detailed discussion). In the Town of Yucca Valley, less than 0.6% of the total housing stock was considered to be in unacceptable condition, with only 2% considered to be in poor condition. Therefore, over 97% of the total housing stock was considered to be in acceptable condition or better.

There are numerous programs available to encourage maintenance and rehabilitation of substandard units, to provide rental assistance and to encourage the construction of new affordable housing. The following programs are available in the Town of Yucca Valley.

Home Improvement Loan Program is administered by the San Bernardino County Department of Economic and Community Development, and provides rehabilitation loans to home owners at or below market interest rates. Any low or very-low income owner-occupant of a single family residence, who has resided in the property for one year or longer, is eligible and can borrow from \$1,000 to \$45,000 based on need and ability to repay the loan over a period of up to 20 years.

Home Repair Program is administered by the San Bernardino County Department of Economic and Community Development, and provides repair grants to home owners over 60 years of age or persons of any age who are permanently disabled. Any low or very-low income owner-occupant of a single family residence or mobile home who has resided in the property for one year or longer are eligible. Money is provided through HUD Community Development Block Grant funds for leaking faucets, water heater replacement, construction of wheelchair ramps, grab bars for the handicapped and other minor repairs.

Multi-family Mortgage Revenue Bond Program is administered by the San Bernardino County Department of Economic and Community Development, and funds are provided by the State. The program provides below-market

interest rate loans for development of new multi-family rental units with a minimum of thirty units. 40% of the units must be reserved for households with incomes at or below 60% of the County Median, and 20% of the units must be reserved for households with incomes at or below 50% of the county median. Participants in this program can be individuals, partnerships, profit and nonprofit corporations, and loans will be amortized over 30 year terms and due in 12 to 15 years.

Rental Property Rehabilitation Assistance is administered by the San Bernardino Department of Housing and Urban Development for eligible activities under Federal regulations for the HOME Investment Partnerships (HOME) Program. Financial assistance can be provided to rehabilitate single-family and multi-family rental units that are or will be occupied by low income and very-low income families. Assistance is offered from \$1,000 to \$25,000 per rental unit, based on the rehabilitation needs of the project. Monies can be used for essential improvements of a non-luxury nature to correct substandard conditions, make the property decent, safe and sanitary, and to retrofit the property to provide handicapped access.

Section 8 Housing Assistance: The Town of Yucca Valley provides HUD Section 8 rental assistance to lower income renters within the Town through the San Bernardino County Housing Authority. The Housing Authority currently subsidizes 26 units through vouchers and Section 8 certificates.

Fair Housing Programs: The Federal Fair Housing Act requires the Town of Yucca Valley to provide a wide range of services for Town residents. These services are designed to implement federal and state fair housing policies and procedures and to provide information concerning minority rights under existing fair housing laws.

Redevelopment Agency Programs: California Redevelopment Law mandates that 20% of each Redevelopment Area's Tax Increment Financing be allocated, or set-aside, for the development and rehabilitation of low and moderate income housing. State Guidelines determine what qualifies as low and moderate income housing, and can generally be described as housing which, in exchange for favorable financing or other assistance, is available only to qualifying households. In some cases, only a portion of the project must be occupied by low and moderate income families. In others, all units are restricted to low and moderate income households.

State Housing Programs: The State Department of Housing and Community Development provides loans under the California Housing Rehabilitation Program. Under this program, HCD provides low-interest loans for the rehabilitation of rental housing including residential hotels. Loan limits range from \$15,000 for rehabilitation of residential hotel units to \$35,000 for 3 or more bedroom units. These loans are given only to maintain or convert to assisted units.

Family Housing Demonstration Program: The State Department of Housing and Community Development also has funds available for nonprofit and local government sponsors to pay for the new construction, rehabilitation, or acquisition and rehabilitation of community housing developments consisting of 20 or more units, or congregate housing developments.

FmHA

Farmers Home Administration: has several programs available for both single-family and multi-family residences within the community. FmHA makes loans and grants to provide rural residents with decent, safe and sanitary homes. Eligibility is based on adjusted household income, with low interest loans available to low income and very-low income applicants. An individual, organization or group organizing to provide housing may apply for a loan through the local FmHA District Director serving the area where the housing will be located. The Town of Yucca Valley is served by the FmHA State office, located in Moreno Valley. The following programs are offered in the Yucca Valley area:

Home Ownership Loans are made to families or individuals who are without adequate housing and who are unable to obtain loans from private lenders at reasonable rates. Loans may be used to buy, build, improve, repair or rehabilitate rural homes, including manufactured homes. Loans can be made for 100 percent of the value of the property as appraised by FmHA. Normally, the maximum repayment term is 33 years.

Home Improvement and Repair Loans are made to bring substandard houses up to agency development standards. Loans of no more than \$10,000 may be repaid in up to 25 years.

Conditional Commitments for rural housing are assurances to builders or sellers that FmHA will make loans to qualified applicants if the homes offered meet FmHA standards.

Very-Low Income Repair Loans are made for repairs to make houses safe and to remove health hazards. Loan limit is \$15,000, with a maximum repayment term of 20 years, with an interest rate of 1%. Grants or loan-grant combinations are available to help very-low income elderly homeowners make necessary repairs to their homes. Grants may not exceed \$5,000 with a 20 year repayment period at a 1% interest rate.

Mutual Self-Help Housing Loans are made to a group of families who wish to work together to build their own homes. Loans are made on an individual basis, but the group must agree to work together until all houses are completed.

Technical Assistance Grants for Self Help Housing are available for public or private non-profit groups. Applicants must show a need for self-help housing, the professional expertise to supervise a project, and a lack of funding for this assistance.

Housing Site Loans may be made to public or local nonprofit groups for housing sites, including self help housing. Funds are for land, access streets and utilities and have a repayment period of two years.

Rural Rental Housing Loans are made to finance apartment style housing, or to purchase and rehabilitate existing rental housing. Loans can be made to individuals, public agencies, cooperatives, and profit and nonprofit corporations. Except for public agencies, applicants must be able to provide moderate-cost rental units with other financing. Loans are repayable in up to 50 years with interest reductions in some cases.

Congregate Housing Loans offer persons 62 years of age and older, and handicapped persons semi-independent living quarters which may include central dining facilities, some housekeeping help, and other centralized services.

Farm Labor Housing Loans and Grants finance rental units for domestic farm laborers with an interest rate of 1%. Although farm laborers are scarce in the Town of Yucca Valley, grants of up to 90% are available for public or broadly based nonprofit organizations when the group cannot afford loan payments but has initial operating capital and income to manage the facility.

Rental Assistance payments are made to owners of FmHA financed rental projects to reduce the rents (including utilities) paid by low income tenants to no more than 30% of their incomes.

Affordable Housing Projects

In the Town of Yucca Valley, there are several multi-family projects, as well as single family units which are currently subsidized by either County or State agencies for low and very-low income residents. Tenants wishing to lease affordable units must be in "very low" or "low" income categories based on the County median household income, which are defined by persons per household (A more detailed table is provided on page 54):

Table III-19
Low or Very low Income Levels
For Affordable Housing Eligibility

Per/Household	Very Low	Low
1	\$14,800	\$23,700
2	\$16,900	\$27,050
3	\$19,050	\$30,450
4	\$21,150	\$33,850
5	\$22,850	\$36,550
6	\$24,550	\$39,250
7	\$26,250	\$41,950
8	\$27,900	\$44,650

Source: California Department of Housing and Community Development, Income Limits for San Bernardino County, 1995

The Following projects are considered to be affordable in the Town of Yucca Valley:

Sunwest Villas: consists of 50 units located at 7017 Mohawk Trail, Yucca Valley. All of these units are subsidized by the California Housing Finance Agency (CHFA). Management requires that applicants initially pay full rent until individual applications are approved by the State, after which subsidies can cut rents by as much as 50%, depending on the income of the applicant.

Sunnyslope Apartments: consists of 33 units located at 6947 Mohawk Trail, Yucca Valley. All of these units are subsidized by Farmers Home Administration (FmHA). Tenants wishing to lease affordable units must be in "very low" or "low" income categories based on the County median household income. Management requires that applicants initially pay full rent until individual applications are approved by the State. As of November 1993, these initial rates ranged from \$346 for a one bedroom apartment, to \$437 for a three bedroom apartment.

Yucca Valley Oasis II Apartments: consists of 10 units located at 7163 Sage Avenue, Yucca Valley. All of these units are two bedroom apartments, subsidized by Farmers Home Administration (FmHA). Tenants wishing to lease

affordable units must be in "very low" or "low" income categories based on the County median household income. Management requires that applicants initially pay full rent until individual applications are approved by the State. As of November 1993, the initial rate for these units was \$312.

The San Bernardino County Housing Authority: owns and administers 30 apartment units within the Town of Yucca Valley, which include:

- 6 units at 7441 Cherokee Trail
- 11 units at 7333 Dumosa Avenue
- 4 units at 55730 Pueblo, and
- 9 units at 56021 Papago Trail

Rent at these complexes is established at 30% of the gross monthly household income of the tenant.

Farmers Home Administration (FmHA): In addition to the above mentioned multi-family projects, FmHA subsidizes a minimum of sixty (60) single family homes in Yucca Valley. Very-low and low income rural families pay reduced monthly rents and/or mortgages, with an adjusted income ceiling determined by household size.

Federal Low Income Rental Assistance (Section 8) Housing has 26 program participants in the Town of Yucca Valley. Monthly rent is not to exceed 30% of the household's adjusted gross monthly income. This Rental Voucher Program provides assistance to targeted income groups.

CONSTRAINTS TO THE PROVISION OF AFFORDABLE HOUSING

The Town of Yucca Valley recognizes the need to ensure that there is adequate housing which is affordable to all income groups. However, there are a number of constraints which can impede achievement of this goal. These potential constraints are discussed below.

Economic Constraints

Extensive development of vacant land throughout Southern California in the past decade has led to an increased demand for land, which resulted in a rapid rise in land values and consequently higher housing costs. However, land values in the Morongo Basin generally, and Yucca Valley in particular, have remained relatively affordable in comparison to most other areas of Southern California.

Land Costs

According to recent listings of vacant residential property in Yucca Valley, prices for lots and home sites range from approximately \$7,000 to \$50,000. The average price for a lot which would accommodate a 1,300 square foot home, including three bedrooms and two bathrooms, would range from \$9,000 to \$11,000, with a lot for a 2,000 square foot home priced anywhere from \$13,000 to \$15,000⁸. For multi-family parcels, land prices range from \$19,000 to \$30,000 per acre, for an average price of \$24,500.00 per acre.

Although the Town has little control over market demands and thus cannot determine the price of land, Town land use policies which regulate the allowable densities of residential uses can influence the ultimate cost of the dwelling unit. There are currently nine residential land use designations in the Town of Yucca Valley General Plan. Land use policies are further discussed under “General Plan Constraints and Zoning Constraints.”

Construction Costs

Labor and material costs are major areas other than land costs, which have a direct impact on the cost of housing. Single-family dwelling construction costs can vary greatly depending on the size of the unit and whether it is a custom home or part of a large subdivision. At the present time, the cost of labor and materials is not a hindrance to the production of relatively low-cost housing. Significant increases in these costs, which the Town has no direct control over, can directly affect the affordability of housing.

Financing

Financing costs can impact the ability of potential home buyers to make a purchase. Interest rates are relatively low at the present time (7% to 10%) but fluctuations can significantly impact the affordability of homes.

An analysis of information provided by local lending institutions in the Town shows that, from 1992 through the first half of 1994, 70% of loans made were for home improvement, 20% were for refinancing, and 10% were for home purchase. These statistics are in large part driven by the current California economy. Future loans and mortgages will be based on improvements or downturns in the economy.

Governmental Constraints

The permit process can have a significant impact on the timely and cost-effective production of new housing. Lengthy review periods and excessive development fees can discourage new construction. The time required to process residential development varies according to the scope of the proposal. Single Family residential development application processing is generally completed within one week of submission⁹.

In the case of multi-family projects and subdivisions, which require further environmental documentation, the application processing will take approximately two to four months, depending on the extent of environmental analysis required. The following ministerial actions must be approved by both the Town Council and Planning Commission and are subject to CEQA mandated timelines, but can generally be completed within four months: Tract Maps, Specific Plans, Planned Residential Developments, Zone Change, Site Plan review, and Environmental Impact Report review.

Development Fees

Building permit and development fees are set based on the individual project's value and the number of units proposed. Residential development fees charged by the Yucca Valley Building and Safety Department are shown in the following tables. The Town of Yucca Valley has no development investment fees, only land development and building and safety application fees.

Table III-20
Residential Permit Fees
Town of Yucca Valley

Fee	Valuation	
	\$60,000	\$90,000
Plan Check Fee	\$310.80	\$405.30
Permit Fee	\$888.00	\$1,158.00
School Fees	\$1.65/sq. ft.	\$1.65/sq. ft.
Water Meter	\$3,500.00	\$3,500.00
Total	\$6,348.80	\$7,373.30

Source: Yucca Valley Building and Safety Department, November 4, 1993.

Assumptions: \$60,000 value home = 1,000 sq. ft.
\$90,000 value home = 1,400 sq. ft.

⁸ Personal telecommunication with Bob Thacher Real Estate Broker of Thacher Realty, Investment & Development. November 11, 1993.

⁹ Yucca Valley Town Planner, August 1994.

**Table III-21
Town of Yucca Valley Application Fees**

Application Type	Fee Amount
1. Establish or Non-Renew Land Conservation Cont.	\$1,000
2. Disestablish or Reduce an Ag. Reserve, cancel a Land conservation Cont. Initial Deposit	\$5,400
3. Certificate of Compliance	
a. Determination	\$590
b. Before 3/4/72	\$328
c. On/After 3/4/72	\$2,023
d. More than five lots Initial Deposit	\$3,300
e. Land Use Compliance	\$856
4. Development Code Amend. Initial Deposit	\$3,400
5. Environmental Review	
a. EIR Initial Deposit	\$7,800
b. Environmental Review Initial Deposit	\$2,300
c. Mitigation Monitoring Initial Deposit	\$1,000
6. Annual Mine Inspection Rpt.	
a. Less than 3000,000 tons Initial Deposit	\$1,400
b. 300,000 to 3000,000 tons Initial Deposit	\$2,800
c. Over 3,000,000 tons Initial Deposit	\$4,200
7. General Plan Amendment	
a. Minor: Initial Deposit	\$6,000
b. Major:	
(1) Request to Board Initial Deposit	\$4,000
(2) Final Review Initial Deposit	\$6,124
8. Planned Development	
a. Preliminary Dev. Plan Initial Deposit	
(1) 1 to 10 acres	\$10,000
(2) 10.1 to 20 acres	\$15,000
(3) Over 20 acres	\$20,000
b. Final Development Plan Initial Deposit	\$5,500
9. Conditional Use Permit Initial Deposit	
a. 0 to .99 developed acres	\$3,150
b. 1 to 4.99 developed acres	\$5,300
c. 5 or more developed ac \$13,550 if includes waste or waste to energy	\$675
10. Planning Use Permit Initial Deposit	\$2,200
11. Mining and Land Reclamation Plan Initial Deposit	
a. 0 to 299,999 tons/year	\$3,000
b. 300,000 t 3,000,000 t/y	\$5,800
c. over 3,000,000 t/y	\$19,600
12. Land Use Compliance Review	\$775
13. Lot Line Adjustment	\$1,360
14. Minor Subdivision/Tentative Parcel Map	

a. Four parcels or less	\$3,300
b. Five parcels or more Initial Deposit Plus per lot	\$8,700 \$45
15. Reversion to Acreage Initial Deposit	\$1,500
16. Tentative Tract Initial Deposit Plus per lot	\$8,700 \$45
17. Vesting Tentative Map Initial Deposit Plus per lot	\$10,000 \$45
18. Lot Merger	\$720
19. Airport Safety Review Initial Deposit	
a. Staff review only	\$1,300
b. Staff review w/Hearing	\$2,700
20. General Plan/Development Code Interpretation	\$575
21. Landscape Plans	\$240
22. Major Variance	\$2,640
23. Minor Variance	\$465
24. Revision to Approved Action Initial Deposit	\$2,100
25. Specific Plan Initial Deposit	\$20,000
26. Public Hearing Surcharge for Average Items Only	\$535
27. Condition Compliance Check Parcel Map	\$350
28. Appeal to the Planning Commission	\$1,000
29. Extension of Approved Application	\$200
30. Professional Consultation Appointment Fee (½ hour)	\$60
31. Pre-Applic. Conf. Fee	\$875
32. Pre Application Development Review Fee Initial Dep.	\$4,000

These fees have been adopted by the Town of Yucca Valley on an interim basis, and staff is in the process of reviewing and developing a fee schedule specific to the needs and characteristics of the community. Fees are interpretive, and applied as a rational nexus, with the applicant paying only for the costs incurred by the Town in the processing of the subject application. The Town Council has the authority, and has indicated a willingness to waive these fees if it is found that they are excessive or inappropriate for a particular application. Criteria for waiver of fees includes overall benefit to the community, inclusion of affordable housing within a project, and Town participation.

General Plan Constraints

The General Plan for the Town of Yucca Valley establishes a basis for allowable uses and densities for each residential zone. There are over 22,027 acres of land which are presently zoned for residential uses with a variety of densities. There are currently thirteen residential land use designations proposed in the Town of Yucca Valley General Plan.

**(HR) Hillside Reserve
(0-1 du/20 ac)**

This designation provides for limited single-family residential development within hillside areas and similarly constrained areas, providing the greatest potential for open space preservation and the animal keeping. It serves as an intermediate land use designation between Open Space lands constrained by topography, biological resources, etc., and more intense residential uses. It precludes premature or inappropriate expansion of urban development. Development in this designation is restricted by topography/slopes, drainage and sensitive biological resources.

(R-L) Rural Living (Varies)

This designation provides for single-family residential development on a range of lot sizes, including 1, 2.5, 5 and 10 acres. It also reflects lands constrained by topography, drainage, sensitive biological resources and surrounding patterns of subdivided land. This land use provides intermediate steps in development density between more typical urban residential densities and "reserve" densities, providing lots sufficient for rural lifestyle, keeping of animals and country living.

**(R-S-2) Residential Single Family
(0-2 du/ac)**

This low density designation provides for single-family residential development on individual lots of approximately one-half acre. It assures minimum lot sizes adequate for large homes and substantial on-lot open space for recreational amenities and the keeping of animals. These lands serve to buffer standard single family subdivision development from rural living densities, and may be appropriate in areas with some site constraints.

**(RS-5) Residential Single Family
(0-3.5 du/ac))**

This designation provides for low density single family residential subdivisions with minimum lot sizes of about 10,000 square feet. It allows the development of larger homes, while assuring adequate on-lot open space area and allowing the keeping of animals. This designation serves to transition between lower and more moderate residential densities.

**(R-S-4 and R-S-5) Residential Single Family
(0-5 du/ac)**

Typical residential development under this designation is limited to single family. With the potential for increased densities, this designation also makes possible the development of more affordable single family subdivisions but also allows the keeping of animals. Residential uses may also be developed as Planned Residential Developments (PRDs) with shared recreation and other amenities.

**(R-M-4, R-M-8, R-M-10) Residential Multi-Family
(0-10 du/ac)**

This designation allows for the greatest diversity of residential development, ranging from single family to apartments. This designation is most suitable for planned communities and affordable and senior housing, where smaller units and higher densities may be appropriate. Duplex and multiplex development is the most common and provides for PRDs comprised of a varying range of residential types, including apartments and condominiums. Mobile home parks or subdivisions with PRD type development are also allowed with the approval of a Conditional Use Permit (CUP).

**(R-M-F and R-M-14) Residential Multi-Family
(0-14 du/ac)**

The purpose of this designation is to promote planned residential development and amenities beyond those expected under conventional development. It is also meant to achieve greater flexibility in design, varying ranges in densities, and encourage well planned neighborhoods through creative and imaginative planning. This designation may also provide for an appropriate mix of housing types, which are unique in their physical characteristics to warrant special methods of residential development. A full range of residential development is permitted, with apartments and condominiums being typical.

(C-MU) Mixed Use Commercial (Varies)

This designation is intended for a mix of land uses, including commercial, professional office, recreational and high density residential uses in and near the downtown area. Its purpose is to allow highly integrated commercial uses with residential development that can rely on pedestrian access to commercial services and employment centers, and to create new consumer retail markets in the downtown area. Senior housing and convalescent homes may also be appropriate in these areas. Development in this designation shall require a Specific Plan.

Zoning Constraints

Table III-22

Proposed Zoning Designations

Zone	
HR	(Hillside Reserve) District
RL	(Rural Living) District (1, 2.5, 5 & 10 acre lots)
RS	(Residential Single Family) District (2, 3.5 & 4, 5 du/ac)
RM	(Residential Multi-Family) District (4, 8, 10, 12 & 14 du/ac)
CMU	(Commercial Mixed Use) District (0-14 du/ac)

The above table lists proposed residential zoning designations for the Town of Yucca Valley. These zones directly parallel the Town's land use designations, do not involve overly restrictive residential development standards, and provide substantial opportunities for the development of a full range of affordable housing. With regard to maximum density, the Town will allow a 25% bonus on the total units of the housing development for persons and families of low and moderate income, when at least 10% of the total units of the housing development are for very low income households, or 50% of the total units are for qualifying residents based on age and/or other income limitations, pursuant to state law.

The Town has not yet drafted its Development Code, pending review and adoption of this General Plan. However, the following development standards are now being enforced, based on the adopted County of San Bernardino Development Code (the Zoning designation names have been changed to reflect Yucca Valley's proposed designations).

Table III-23

Existing Residential Development Standards

Standard	R-S-2	R-S-3.5	R-S-5	R-M-10	R-M-14
Density	0-2	0-3.5	0-5	0-10	0-14
Lot Area	20,000	10,000	7,200	3,500	2,700
Lot Width	100	80	70	varies	varies
Lot Depth	200	125	100	varies	varies
Front Setback		25	25	25	15 15
Side Setback		10+5	10+5	10+5	10 10
Rear Setback		15	15	15	10 10
Lot Coverage		60%	60%	40%	70% 70%
Height	35	35	35	50	50
Parking	2	2	2	2	2
Uses	SFR	SFR	SFR	SFR & PRD	SFR & PRD

Architectural and Design Standards

The Town of Yucca Valley utilizes the design review process set forth in the Town's Development Code/Zoning Ordinance. These design review guidelines regulate height, bulk and area of buildings; colors and types of buildings and other structures; physical and architectural relations with existing and proposed structures; height, materials, variations in boundary walls, fences or screening planting, landscaping, open space requirements, and parking standards; all exterior building material including siding, trim, architectural detail and roofing material. Specific architectural standards should include stucco exterior, desert landscaping and color schemes, in keeping with the "small town" character of the Town of Yucca Valley, as set forth in the Community Design Element of the General Plan.

The architectural and design review requirements are processed concurrently with subdivision or other permit requirements, and do not add to the processing time for an application.

Growth Control and Water Supplies

The Town of Yucca Valley has a limited water supply which has the potential to limit growth and development. The Warren Valley Basin Watermaster, a board of six directors of the Hi-Desert Water District, and five additional members appointed by the Superior Court of San Bernardino County, enforces the court mandated ruling that until the Warren Valley Groundwater Basin, which serves the Town of Yucca Valley, has been recharged, residential development shall be limited to no more than 2% growth per year. Although this "cap" is in effect, the construction and development activity within the community has not reached 2% in recent years.

The completion of the Morongo Basin Pipeline in 1994 may potentially result in the raising of this “cap” if additional water is made available and is affordable within the community. However, despite potential allocation from this pipeline, the water allotted to the community may not be adequate to support a higher growth rate. (Please see the Water Resources Element for a more detailed discussion).

Code Enforcement

The Code Enforcement process is an area of regulation which has the potential to result in the loss of affordable units. However, it is also an important tool which can be used to require landlords to maintain rental units in habitable condition. The Yucca Valley Building and Safety Division enforces the Uniform Building Code (UBC) of the State of California to ensure that new construction is safe for the occupants, and is properly maintained. Since Yucca Valley is in a seismically active area, UBC Zone 4 requirements are enforced within the community. These requirements, however, are enforced in many parts of California, and do not pose a significant constraint.

Code enforcement for structural deficiencies or maintenance problems is processed as follows: Two notices of violation are sent to the property owner, each giving 30 days to repair the violation. If the repairs are not undertaken, a public hearing is held, at which both property owner and Code Enforcement personnel present their case. If Code Enforcement is successful at the hearing, the Code Enforcement department obtains a warrant to either repair or demolish the structure (based on the extent of the violation and public safety). If the Town undertakes the repair, the property owner is billed for the work. Should the bill be unpaid, the Town liens the property. These requirements provide a property owner with every opportunity to correct a health and safety problem, and are not overly restrictive. Since incorporation, the vast majority of code enforcement actions have been on vacant structures which have been vandalized, not on occupied residences.

Subdivision Improvement Requirements

All subdivisions in the Town of Yucca Valley must conform to the requirements of the Town Development Code, Subdivision Ordinance, the State Subdivision Map Act, and applicable Conditions of Approval for the project. Subdivision standards for minimum lot size, width and depth of lots, and parking standards are consistent with those utilized by the County. However, density bonuses will allow for smaller lots or higher densities in certain instances. Street widths are subject to the results of a traffic impact study, but

the established San Bernardino County public street improvement requirements for residential subdivisions are as follows:

- 30-foot half width dedication
- 40-foot asphalt concrete pavement width
- 8-inch curb and gutter (as determined necessary)
- 5-foot sidewalk adjacent to the curb (as determined necessary)

Any drainage improvements and easement dedication are subject to the specifications of the Town Engineer, and will vary according to project scope and location.

Physical Constraints

Maintenance of Housing Stock

According to the 1990 Census, there were 954 dwelling units built before 1960. This represents approximately 14% of the total housing stock in the Town which was 6,941 units according to the 1990 Census. Older structures tend to deteriorate if not properly maintained. A total of 180 units in the Town were found to be in need of major structural repairs. There are a number of programs available to assist homeowners and those who own rental units. These have been discussed on pages 10 through 12 of this Element.

Infrastructure

Infrastructure constraints to achieving housing goals are those which prevent development due to lack of adequate water, sewer lines or appropriate soils for septic tanks, electricity, and other essential public utilities and services. Such constraints in Yucca Valley include, most importantly, limited water supplies (Please refer to “Growth Control and Conditional Uses” for a more detailed discussion).

Environmental Constraints

Flooding

Yucca Creek runs through the center of Town, roughly paralleling State Highway 62. Within this creek are most of the Town’s areas subject to 100 year and 500 year floods with average depths of less than one foot, and contributing drainage areas of less than one square mile. Currently (1994), a Master Drainage Plan is being developed by a consulting engineer, to determine flood hazards in discreet regions. These regions are described in more detail in the Flooding and Hydrology Element of the General Plan.

Seismicity

The Town of Yucca Valley and the General Plan study area are located within an area of high seismic activity. The region is also a transitional geological zone, and the Town lies within a fault controlled basin that extends westward through Morongo Valley, and eastward beyond Twentynine Palms. The vicinity is one of the most active geological regions in the world, where two major tectonic plates, the Pacific and North American, collide and slip past one another. Major seismic hazards include ground rupture, strong ground shaking, the potential for rockfalls, landslides, uneven settling and other threats. A more thorough discussion can be found in the Seismic Safety Element of the General Plan.

HOUSING NEEDS

Special Housing Needs

In addition to the housing needs of all income categories, there are a number of households with special housing needs. These various needs are discussed below, categorically.

Single Parent Households

In general, single persons with dependent children need housing that is affordable as well as close to schools and daycare facilities. According to the 1990 Census there were 911 single-parent households in the Town of Yucca Valley with 221 male headed households and 690 female headed households¹⁰. Additionally, female headed single parent families tend to have a low rate of home ownership in comparison to other households and also tend to have lower household incomes.

Seniors

In 1993, there were a total of 4,993 persons over the age 65 in the Town, which was approximately 28% of the total population of 17,900 persons. Most seniors are on a fixed budget with many of them receiving their only income from Social Security benefits or pensions which are well below the County median household income. Therefore, housing affordability for seniors is an important issue. In addition to affordability needs, some seniors may need assistance with the maintenance and upkeep of their homes in order to continue living there. However, as seniors become less independent, they may have special housing needs such as congregate care facilities which usually consist of apartments with a bedroom and kitchen, and often provide meals and have organized activities.

In Yucca Valley, there are various services available for seniors, including the Senior Center which provides various activities for seniors to promote their involvement in the community, the Department of Social Services, which provides adult protection services for those who are neglected or abused, and In Home Supportive Services, which is an alternative to out of home care. Also, the Morongo Basin Adult Health Services is a senior respite care/day care facility which offers a variety of programs to enhance the quality of life for senior citizens.

The County of San Bernardino Department of Aging and Adult Services offers: volunteer opportunities, meals and home health programs, senior employment and ombudsman services, emergency response and postal alert services, legal services, transportation and home repair, adult protective services, information and assistance programs, and adult protective services to the Morongo Basin¹¹.

Senior Information Referral (SIR), located within the Town of Yucca Valley provides additional services to seniors in the Town. The service is accessible to walk-in clients, and includes: a housing and rental list, in home service needs, home repair and property maintenance referrals, part time employment opportunities, limited legal services, counseling on Medicare and insurance plans, schedules of recreational activities, outreach calls to homebound seniors, blood pressure readings and volunteer phone assurance calls¹².

Other facilities include age-segregated communities which are generally limited to persons over 50 years of age. This type of housing development usually provides recreational activities and other amenities and may be a part of a planned community or a smaller individual development. It can be marketed as an "upscale" retirement community or as a more affordable community.

In Yucca Valley, most of the seniors-only communities are mobile home parks. There are five mobile home parks with over 493 spaces within the Town of Yucca Valley which are restricted to seniors. Prices for previously owned mobile homes range from approximately \$5,000 to over \$80,000 for larger models. Rent for mobile home spaces in the Yucca Valley area ranges from \$150 to \$350 per month. Table III-35 on page 55 illustrates the number of occupied and vacant spaces, the monthly space rental amount, and whether the park is restricted to seniors only.

¹⁰ Urban Decision Systems, Inc Area Profile: Yucca Valley City Limits, Area Summary, Nov 11, 1993 based on the U.S. Census Bureau's 1990 Census, & the Calif. Dept. of Finance, 5/93

¹¹ Leta Secrest, San Bernardino County Dept of Aging & Adult Senior Information & Referral, Nov 10, 1993

¹² Ibid

Congregate Care

Congregate housing is the contemporary version of the boarding house. It is long term housing in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. These facilities usually have a centralized dining room and kitchen where at least one hot meal per day is provided. Other services may include maid service, security/emergency services, recreation rooms, nursing assistance, and beauty salons. Nursing homes are also considered a type of congregate care. In the Town of Yucca Valley, there are several congregate care facilities, including: Moyle's Health Care, Inc., Moyle Manor Convalescent Care, and the Yucca Valley Retirement Home.

Handicapped

In the Yucca Valley area, there are two facilities for the handicapped and developmentally disabled: the Morongo Basin Work Activity Center and the Special Olympics, both located in Joshua Tree. The Morongo Basin Work Activity Center offers a sheltered workshop for the adult developmentally disabled and provides work training for all clients that attend. The Special Olympics provides sports activities for the physically-mentally challenged, including: bowling, track and field, softball, basketball and volleyball¹³.

The Americans with Disabilities Act requires that all new multi-family construction include a portion of units accessible to the handicapped. The Building and Safety Department in the Town of Yucca Valley requires compliance with these measures as part of the Building Permit review, issuance and inspection process.

Large Households

The 1990 Census indicates that there were 1,345 households in Yucca Valley with five or more members. Large families such as these have a special need for three, four, or more bedroom units. As of the 1990 Census, there were approximately 6,594 units in the Town with three or more bedrooms.

Homeless

Although it is difficult to quantify the number of homeless within each community, as they tend to be mobile, often moving from one Town or County to another, it has been estimated that there are thirty-two homeless persons in Yucca Valley¹⁴. Of these thirty-two homeless persons, 65% are under the age of eighteen, with 28% under the age of ten. The

Southern California Association of Governments (SCAG) has identified several factors in the increase in homeless persons in this area as well as throughout the country. These factors include the following:

- (1) The de-institutionalization and treatment of mentally ill patients;
- (2) The shortage of affordable housing;
- (3) A lack of employment opportunities; and
- (4) Negative family environments.
- (5) Drug and Alcohol Abuse

The Homeless Coalition Survey shows that the main reasons for homelessness in Yucca Valley are eviction and job loss, followed by domestic violence and those turned out by friends and relatives.

There are several programs in the Yucca Valley area which are available for the very poor and homeless. All churches in Yucca Valley were contacted regarding homeless assistance programs, and all refer people to the Way Station located on Geronimo Street. This facility offers free hot lunches, clothing, furniture and appliances as well as job referrals. The Salvation Army distributes food baskets to residents and in some cases emergency shelter. In Twentynine Palms, the Twentynine Palms Ministerial Society also distributes food baskets and offers emergency shelter¹⁵.

Desert Aids Project

The Desert Aids Project (DAP) provides services to HIV-positive individuals who reside in both San Bernardino and Riverside County. Although actual numbers of AIDS patients are not known, a spokesperson for DAP confirmed that they do have clients in the Yucca Valley area. The DAP provides anonymous HIV testing, counseling services, and volunteers who do shopping and other daily tasks for patients. While they do not specifically assist with providing housing for their clients, the DAP does have a bulletin board which lists roommates wanted and apartments available, including assisted units.

Drug and Alcohol Rehabilitation

In the desert area, there are various alcohol rehabilitation centers which include counseling and, in some cases, in-patient services. The Betty Ford Center, Canyon Springs,

¹³ San Bernardino County Board of Supervisors, Nov 8, 1993

¹⁴ San Bernardino Homeless Coalition Survey, Nov 1992

¹⁵ Ibid

Turnoff Incorporated, Lost Heads Ranch, Shelter from the Storm and the Soroptimists House of Hope are some of the many facilities which offer these services to desert residents. The closest facility to Yucca Valley is the Panorama Recovery Ranch, which is located in Joshua Tree. The Ranch is a thirty bed licensed treatment and recovery facility for alcohol and chemical dependency¹⁶.

Meetings for recovering persons including Alanon Family Group, Alateen, ACA and AA are offered throughout the desert area and are sponsored by Desert Hospital, the Betty Ford Center, the Alano Club, located in Yucca Valley, and many others.

Farmworkers

Since there is no major agricultural activity within or near Yucca Valley, there is no special need for farmworker housing.

PRESERVATION OF ASSISTED UNITS

The purpose of this section is to provide an analysis of existing assisted housing developments that are vulnerable to change to non-affordable housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. Assisted housing includes state and local multi-family bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

Inventory of Units at Risk

Expiration of affordability restrictions on housing development can occur for a number of reasons. It can result from early redemption of housing revenue bonds, thereby removing income restrictions or other similar mechanisms. Other reasons for eliminating income restrictions include loss of tax shelter benefits for owners of affordable projects due to changes in the federal tax structure, although the Low Income Housing Tax Credit was made permanent by the U.S. Congress in 1993. Finally, owners of projects with a Section 8 contract generally have an eligible "opt-out" date when they may choose not to renew the Section 8 contract.

The affordable multi-family projects in the Town of Yucca Valley include the following:

Table III-24

Assisted Units in the Town of Yucca Valley

Apartment/Agency	Address	# of Units
Sunwest Villas	7017 Mohawk Trail	50
Sunnyslope Apartments	6947 Mohawk Trail	33
Yucca Valley Oasis II	7163 Sage Avenue	10
County Housing Auth.	7441 Cherokee Trail	6
	7333 Dumosa Avenue	11
	55730 Pueblo, and	4
	56021 Papago Trail	9
FmHA		60
Section 8		26
Total		208

Sunwest Villas, Sunnyslope Apartments and the Yucca Valley Oasis II are all managed by the same management company. Comprehensive discussions with managers of these units, and representatives from FmHA and the San Bernardino County Department of Housing and Community Development indicate that all affordable housing project managers are willing to continue to participate in their existing programs. None of the affordable housing projects within the Town are at risk of losing their affordability status within the next 10 years.

Cost Analysis

Section 65583 (a)(8)(B) of the State Housing Element Law specifies that the analysis of assisted units shall include an estimate of the total cost of producing new rental housing which is comparable in size and rent levels to an existing affordable project, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments.

For this comparison, the Yucca Valley Oasis II Apartments were used as a model. The apartments are not at risk of losing their affordability status, but are typical of the small-scale development found in the Town. Discussions with contractors in the Yucca Valley Area indicate that a project similar to the Yucca Valley Oasis II Apartments could be built for approximately \$50.00 per square foot. The project consists of 10 two-bedroom units of approximately 700 square feet each. Utilizing the \$50.00 per square foot construction factor, the following calculation can be made:

¹⁶ San Bernardino Board of Supervisors, Nov 8 1993

Table III-25

Yucca Valley Oasis II Apartments

700 Square foot unit X 10 units (two bedroom) =	7,000 SF
Total Building Area	7,000 SF
1. Construction Cost: 7,000 SF X \$50	\$350,000
2. Architecture/Engineering	\$ 30,000
3. Land Cost -2.5 acres, \$35,000 per acre	\$ 87,500
4. Contingency-20%	\$ 93,500
Total Replacement Cost	\$561,000

A similar analysis was performed to determine the costs for single family residences within the town, using the price range of \$10,000 per lot, as discussed below.

Table III-26

Single Family Residence, 1,300 s.f.

1. Construction Cost: 1,300 SF X \$50\$	65,000
2. Architecture/Engineering (15% of const. cost)	\$975
3. Land Cost\$	10,000
4. Contingency-10%	\$6,500
Total Construction Cost	\$82,475

Preservation of Assisted Units

State Housing Element Law also specifies that the assisted housing analysis shall identify the cost of preserving the existing assisted housing and whether it would be higher or lower than the estimated cost of new construction. Again, although not at risk, the Oasis II apartments were used as a model. The 1993 assessed valuation of the Yucca Valley Oasis II Apartments was \$238,630. If loss of rent is accounted for (utilizing a factor of 1.5 times the assessed value) the project could be purchased for approximately \$357,945, resulting in the cost of preserving the existing units to be \$203,055 lower than the cost of replacing them.

These units could potentially be purchased by the San Bernardino County Housing Authority or a private non-profit housing corporation for the above estimated value. However, since the current property owners have stated that they do not intend to put the property up for sale, no agencies have been contacted as to their interest in acquiring and managing the project. However, the following programs are available in Yucca Valley to provide assistance to affordable housing projects.

Multi-family Mortgage Revenue Bond Program: This program is administered by the San Bernardino County Department of Economic and Community Development, and funds are provided by the State. The program provides

below-market interest rate loans for development of new multi-family rental units with a minimum of thirty units. At least 40% of the units must be reserved for households with incomes at or below 60% of the County Median, and 20% of the units must be reserved for households with incomes at or below 50% of the County Median. Participants in this program can be individuals, partnerships, profit and nonprofit corporations, and loans will be amortized over 30 year terms and due in 12 to 15 years.

Redevelopment Agency Programs: California Redevelopment Law mandates that 20% of each Redevelopment Area's Tax Increment Financing be allocated, or set-aside, for the development and rehabilitation of low and moderate income housing. State Guidelines determine what qualifies as low and moderate income housing, and can generally be described as housing which, in exchange for favorable financing or other assistance, is available only to qualifying households. In some cases, only a portion of the project must be occupied by low and moderate income families. In others, all units are restricted to low and moderate income households.

State law authorizes the use of redevelopment funds to make sites available for the construction of new housing, to provide subsidies for affordable housing, and to aid in the preservation and upgrading of residential areas. The Town can establish one or more redevelopment areas in need of redevelopment, and the increased property tax revenue resulting from new private investment in the area goes to the local redevelopment authority. These tax increment funds must be used for public improvements in the Town and for affordable housing development anywhere in the locality.

In addition to providing funds for a wide range of local housing programs, redevelopment enables the Town to issue bonds and otherwise finance housing construction and to acquire land for new housing. Redevelopment agencies also have imminent domain to acquire sites for housing, both within and outside of a project area. At least 6% of new or rehabilitated housing in a redevelopment project must be affordable to low income households; another nine percent must be affordable to moderate-income households.

Redevelopment has created significant new housing opportunities in areas where housing was not feasible because of site limitations, ownership, or market infeasibility. Redevelopment creates a potentially significant amount of locally controlled funds for the development of affordable housing. Furthermore, Redevelopment can target and assist in the provision of housing through site acquisition and assembly, financing, and property purchase and

rehabilitation. All provisions of the Town Redevelopment Plan will guide the Town in types of programs available to the area.

State Housing Programs: The State Department of Housing and Community Development provides loans under the California Housing Rehabilitation Program. Under this program, HCD provides low-interest loans for the rehabilitation of rental housing including residential hotels. Loan limits range from \$15,000 for rehabilitation of residential hotel units to \$35,000 for 3 or more bedroom units. These loans are given only to maintain or convert to assisted units.

Existing Housing Needs

The most recently completed Regional Housing Needs Assessment (RHEA) was prepared by the Southern California Association of Governments (SCAG) in June 1988, before the incorporation of the Town of Yucca Valley. Therefore, SCAG does not have housing need calculations available, specific to the incorporated Town Limits. The 1990 Census data does however provide a breakdown of owner costs and rent paid in terms of household income, which are provided in the following two tables.

Table III-27

Percent of Income Paid for Housing vs. Income Level for Home Owners in the Town of Yucca Valley, 1990

% of Income Paid for Housing	# Households
Income <\$10,000	
<20%	117
20%-24%	53
25%-29%	19
30%-34%	23
>35%	265
Subtotal	477
Income \$10,000 to \$19,999	
<20%	368
20%-24%	43
25%-29%	94
30%-34%	21
>35%	249
Subtotal	775
Income \$20,000 to \$34,999	
<20%	474
20%-24%	65
25%-29%	135
30%-34%	101
>35%	216
Subtotal	991

Income \$35,000 to \$49,999

<20%	343
20%-24%	148
25%-29%	48
30%-34%	56
>35%	52
Subtotal	647

Income \$50,000 or more

<20%	725
20%-24%	97
25%-29%	11
30%-34%	13
>35%	0
Subtotal	846

Source: Urban Decision Systems, Inc. Area Profile: Yucca Valley Town Limits, Area Summary, November 11, 1993 based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

Table III-28

Percent of Income Paid for Housing vs. Income Level for Home Renters in the Town of Yucca Valley, 1990

% of Income Paid for Housing	# Households
Income < \$10,000	
<20%	0
20%-24%	14
25%-29%	32
30%-34%	24
>35%	484
Subtotal	554
Income \$10,000 to \$19,999	
<20%	49
20%-24%	17
25%-29%	64
30%-34%	117
>35%	262
Subtotal	509
Income \$20,000 to 34,999	
<20%	129
20%-24%	180
25%-29%	102
30%-34%	49
>35%	38
Subtotal	498
Income \$35,000 to \$49,999	
<20%	235
20%-24%	13
25%-29%	0
30%-34%	0
>35%	10
Subtotal	258

Income \$50,000 or more

<20%	147
20%-24%	20
25%-29%	0
30%-34%	0
>35%	0
Subtotal	167

Source: Urban Decision Systems, Inc. Area Profile; Yucca Valley Town Limits, Area Summary, November 11, 1993 based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

Through utilization of this data from the 1990 Census, the total number of households overpaying for housing, i.e. paying over 30% of their total income, can be estimated. The following tables show the number of households in the Town which are overpaying for housing in terms of home owners and renters, respectively.

Table III-29
Home Owners Overpaying for Housing
Yucca Valley 1990

Household Income	# Households Overpaying
Income <\$10,000	288
Income \$10,000 to \$19,999	270
Income \$20,000 to \$34,999	317
Income \$35,000 to \$49,999	108
Income \$50,000 or more	13
TOTAL:	996

Source: Urban Decision Systems, Inc. Area Profile; Yucca Valley Town Limits, Area Summary, November 11, 1993 based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

Table III-30
Home Renters Overpaying for Housing
Yucca Valley 1990

Household Income	# Households Overpaying
Income <\$10,000	508
Income \$10,000 to \$19,999	379
Income \$20,000 to \$34,999	87
Income \$35,000 to \$49,999	10
Income \$50,000 or more	0
TOTAL:	984

Source: Urban Decision Systems, Inc. Area Profile; Yucca Valley Town Limits, Area Summary, November 11, 1993 based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

As shown in Tables III-29 and III-30 above, as many as 1,980 households, in terms of SCAG standards, were overpaying for shelter in 1990. It can be assumed that the households with higher incomes were not in need of "affordable" housing and/or housing assistance and chose to pay the higher costs for luxury items, location, etc. Therefore, because candidates for affordable housing are generally defined as those with a total income of less than 80% of the

County median, it is estimated that a maximum of 1,860 of these households were potentially in need of more affordable housing. However, the 1990 Census data also shows that of the 2,110 renter-occupied housing units, 1,680 (approximately 80%) were paying between \$200 and \$599.

There were 167 households paying less than \$200, 148 households paying between \$600 and \$999 and no household paying over \$1,000 per month. Almost all of these rates are exceptionally low, and since the majority of households, approximately 88%, are paying less than \$500 per month, it is evident that the market rate for rent in Yucca Valley is comparatively low.

Since 1990, several of the subsidized housing developments in the Town of Yucca Valley have been experiencing vacancies. The economic environment is so affordable, with low market rental rates, that it is no longer cost effective for older, less expensive developments to rehabilitate residential multi-family structures.

In the Town of Yucca Valley, approximately 38% of the households are occupied by two persons, with over 27% occupied by one person. The following table offers a breakdown of the household sizes for 1993 in Yucca Valley.

Table III-31
Town of Yucca Valley Household Size 1993

#Persons	# Households	%
1 Person	1,982	27.9%
2 Persons	2,721	38.3%
3 to 4 Persons	1,762	24.8%
5 or more Persons	639	9.0%

Source: Projections from Urban Decision Systems, Inc. Area Profile; Yucca Valley Town Limits, Area Summary, June 29, 1993 based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

This table can be compared to the following two tables, which present the income limits and rents by family size for the various income categories as defined by the State Department of Housing and Community Development (HCD) and based on the County median household income. The median household income for San Bernardino County for 1993 is \$41,100¹⁷. "Very low" income is defined as less than 50% of the County median; "low" income is defined as 50% to 80% of the County median; "moderate" income is defined as 80% to 120% of the County median; and "upper" income is more than 120% of the County median. For purposes of discussion, this analysis will focus only on the lower and moderate income categories.

¹⁷ County of San Bernardino Demographic Profile, Aug. 1993. Prepared by the Dept. of Economic & Community Development

Table III-32
Affordable Housing, Income Limits
County of San Bernardino, January 1995

# of Persons In Family	Annual Income Standards			
	Very Low	Low	Median	Moderate
1	\$14,800	\$23,700	\$29,619	\$35,532
2	\$16,900	\$27,050	\$33,640	\$40,608
3	\$19,050	\$30,450	\$35,070	\$45,684
4	\$21,150	\$33,850	\$42,300	\$50,760
5	\$22,850	\$36,550	\$45,684	\$54,820
6	\$24,550	\$39,250	\$49,068	\$58,581
7	\$26,250	\$41,950	\$52,452	\$62,942
8	\$27,900	\$44,650	\$55,836	\$67,003

Source: California Department of Housing and Community Development, Income Limits for San Bernardino County 1995

As shown, income limits for the various income standards range from \$14,800 per year for a very low income household of one person to \$67,003 per year for a moderate income household of eight persons. Based on the income limits shown in Table III-32, above, the following table shows 30% of monthly rents for each household size and income type. Any rents paid which exceed these amounts (more than 30% of gross monthly income for rent) are considered "overpayment" households.

Table III-33
Maximum Affordable Rents
San Bernardino County, December 1992

# of Persons In Family	Monthly Rent Limit			
	Very Low	Low	Median	Moderate
1	\$370	\$444	\$518	\$593
2	\$423	\$507	\$592	\$676
3	\$476	\$572	\$666	\$761
4	\$529	\$635	\$740	\$846
5	\$571	\$686	\$800	\$914
6	\$614	\$737	\$859	\$981
7	\$656	\$788	\$918	\$1049
8	\$698	\$837	\$977	\$1,116

Source: Based on the California Department of Housing and Community Development, Income Limits for San Bernardino County, 1995

The limit for housing overpayment ranges from \$360 rent per month for a very low income household of one person, to \$1,449 rent per month for a moderate income household of eight persons.

As stated previously, the majority of renters in the community are paying less than \$500 per month, with rates

ranging between the very-low and low income overpayment limits. Due to the fact that this overpayment criteria is directly related to the rental rates in a particular community, the following table offers a more specific example of rental rates for the larger market-rate apartment complexes in the Town of Yucca Valley.

Table III-34
Representative apartment Rental Rates in
Yucca Valley for December 1993

Complex	Units/ Address	Bedrms	Rate
Sunwest Villas*	7017 Mohawk	50/2	adj/ income
Juniper Gardens	55315 Santa Fe	10/1	\$350
Pines Apartments	56869 Antelope	20/1	\$350
		2 occp	\$400
Sunnyslope Apts*	6947 Mohawk	33/1	\$346
Yucca Inn Motel	7500 Camino Del	17/1	\$990
and Apartments	Cielo		
Oasis*	7163 Sage	20/2	\$312
Regency Apts.	57475 Lupine	22/1	\$350
		2 occp	\$375
Imperial Apts	7393 Condalia	8/1	\$345
	7328 Barberry	4/1	\$400
	57456 Lupine	6/2	\$435

Source: Personnel conversations with property managers, area Realtors and First American Title, November 1993.

* Indicates subsidized, however rates provided are market rates which are subsidized after approval of tenant application.

The rental rates range from a low of \$312 per month for a one bedroom/one-bath unit to a high of \$960 for a one-bedroom/one-bath unit. In comparing the overpayment limits to the rental rates in Yucca Valley, most rental units available have monthly rents which are below the low income overpayment limits. Vacancy rates for these complexes generally range between 10% to 25%¹⁸. Several of the affordable housing projects, including Sunnyslope apartments and Sunwest Villas have been experiencing vacancies, indicating that the supply of affordable housing, which is currently available in the Town of Yucca Valley, exceeds the demand for such units.

The majority of households are paying less than \$500 per month, illustrating that the majority of apartments in Yucca Valley have rental rates below low income overpayment standards. Therefore, the estimate based strictly on Census overpayment data for 1990 is likely to be significantly higher than is actually the case.

¹⁸ Personal telecommunications with apartment managers, November 1993

Mobile Home Parks

In addition to the apartment complexes listed above, there are also a number of mobile home parks within the Town which have rental rates far below low income overpayment limits. There are 239 existing affordable households, with an additional 545 mobile homes with rental rates far below low income overpayment limits. As of 1993, the mobile home parks, taken in total, had a vacancy rate of 14%. Prices for previously owned mobile homes range in price from approximately \$5,000 to over \$80,000 for larger, luxury models which are not prevalent in the Yucca Valley area. Rent for mobile home spaces in Yucca Valley ranges from \$150 to \$350 per month. The following table illustrates the number of occupied and vacant lots, the monthly space rental amount, and whether the park is restricted to seniors only.

Table III-35
Mobile Home Park Characteristics
Yucca Valley

Mobile Home	Occupied Spaces	Vacant Spaces	Rent/ Month	Seniors Only
Aztec Mobile Home Park	164	12	\$266	YES
Country Club Mobile Estates	98	12	\$250	YES
Royal Crest Park	46	0	\$175	YES
Apache Mobile Home Park	95	36	\$240	YES
Gates of Spain Mobile Estates	133	0	\$250	YES
Burnt Mountain Mobile Home Park	32	11	\$180	NO
Fairway Mobile Estates	82	13	\$175	YES
Yucca Valley Mobile Home Park	59	14	\$279	NO

Source: Personal conversations with all on-site managers, November 4, 1993.

It is clear from this table that the majority of the Town's mobile home parks are both senior housing opportunities and suppliers of affordable housing to the community. The continued viability of these parks, and the preservation of affordable housing for seniors, are mutually beneficial goals for the Town to pursue.

Future Housing Needs

As discussed previously, the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments defines "existing need" as lower income households which are paying more than 30% of

household income for shelter. According to these standards, it was estimated that 1,860 were overpaying for shelter. However, the majority of rental occupied households were paying less than \$500 per month for rent; therefore, the estimated overpayment numbers are likely to be far higher than the actual number of total households overpaying for shelter. With the large amount of additional affordable housing in the area, and the additional 242 mobile homes that are not located within existing parks, it is estimated that the Town has provided sufficient affordable housing within the community.

The Southern California Association of Governments (SCAG) has determined future needs by adding its projected growth to the number of units necessary to meet vacancy goals and to compensate for anticipated demolitions. The Future Needs Allocations are then distributed by four income categories: "very low" (less than 50% of the County median income), "low" (50-80%), "moderate" (80-120%), and "high" (120% or more of median County income). Again, the Town was not incorporated at the time of the last housing needs assessment, therefore these numbers must be estimated. The following table offers an estimation of future housing needs in Yucca Valley.

Table III-36
Future Housing Needs by Income Category
1993-1996

Income Category	Number of Units
Very Low	120
Low	89
Moderate	113
High	87
Total	409

Source: Analysis conducted by Terra Nova Planning and Research based on RHNA methodologies and Policies, August, 1994. Based on projected growth in the Town of Yucca Valley, vacancy goals, and anticipated demolitions.

The total estimated lower income household need for shelter is 209 dwelling units for 1996. The Moderate and High Income households are not considered to be affordable and are therefore not considered in the affordable housing needs assessment. In 1993, there were 21 building permits issued for new construction of single family homes, and none for multi-family projects. Approximately 221 permits were issued for remodeling and/or additions to single family homes. Thus, this three year need has been projected to be primarily the result of future household growth, rather than the result of vacancy or demolition adjustment.

Table III-37 shows the objectives for the number of housing units that can be constructed, rehabilitated and conserved by income category.

Table III-37
Quantified Objectives Matrix (1993-1996)

Income Category	Very Low	Low	Moder-ate	High	Total
New Construction	85	57	111	87	340
Rehabilitation	25	25	2	0	52
Conservation	10	7	0	0	17

Rehabilitation Needs

The housing survey conducted by Town/ Terra Nova staff in December 1992 and January 1993, included an assessment of housing conditions. This survey revealed that approximately 93 single-family units were in "poor" condition (major aesthetic and considerable structural maintenance necessary) while 17 units were judged to be in "unacceptable" condition (considerable dilapidation, health and safety a concern).

There are a number of programs available to assist homeowners and those who own rental units (Please refer to the **Existing Affordable Housing Programs Section** for a more detailed discussion). These programs include:

* **The Senior Home Repair Program** administered by the San Bernardino County Department of Economic and Community Development, provides repair grants to homeowners over 60 years of age or persons of any age who are permanently disabled, for leaking faucets, water heater replacement, construction of wheelchair ramps, grab bars for the handicapped and other minor repairs

* **The Home Improvement Loan Program** administered by the San Bernardino County Department of Economic and Community Development, provides rehabilitation loans to homeowners at or below market interest rates

* **The California Housing Rehabilitation Program** provided by the State Department of Housing and Community Development, offers low-interest loans for the rehabilitation of rental housing including residential hotels. Loan limits range from \$15,000 for rehabilitation of residential hotel units to \$35,000 for 3 or more bedroom units. These loans are given only to maintain or convert to assisted units.

Energy Conservation

With temperatures ranging from below freezing to above 100° in Yucca Valley, energy is in high demand for heating and cooling, making conservation measures an important issue. Various energy conservation methods are required by Title 24 of the California Administrative Code as well as the Uniform Building and Electrical Codes. In addition, Southern California Edison and the Southern California Gas Company can provide assistance for energy efficient design in new development and also give rebates as an incentive for upgrading to more energy efficient appliances, air conditioners and the more efficient use of fuel.

Any energy conservation measures required in addition to Title 24 (such as solar energy) should be evaluated as to their relative reduction in monthly utility bills, since such measures can greatly add to the cost of new construction. Nonetheless, the cost/benefit of alternative energy, and especially energy conserving construction standards and appliances should be given careful consideration in new construction and rehabilitation.

Efficient land use planning can also help to reduce energy consumption by locating new residential projects in close proximity to employment and commercial centers. Incorporation of mass transit stops and other measures to encourage alternate forms of transportation (i.e. bicycle lanes, locker and shower facilities in commercial projects) can also conserve energy and improve local air quality.

FUTURE DIRECTIONS

It is the responsibility of the Town of Yucca Valley to maximize private and public efforts to provide adequate and affordable housing opportunities to all of its residents regardless of race, religion, sex, marital status, ancestry, national origin, or color. The Town must coordinate with County and State agencies to assist in the development of adequate housing to meet the needs of low and very low income households, to conserve and improve the condition of existing affordable housing stock, and to make available information regarding the wide range of programs available for housing rehabilitation, construction and assistance.

The Town also has the opportunity to facilitate the development of affordable housing by the private sector, through the use of Redevelopment Agency programs, as well as through the facilitated use of other governmental programs. The Town's recently completed Redevelopment Plan estimates that the Town's first year Housing Set Aside funds will total approximately \$400,000.00, based on

existing valuation within the Redevelopment Area. Based on an annual increase of 2%, it can therefore be expected that the Town will have a total of \$1,216,100.00 available for housing programs for the period from 1993 to 1996.

In addition to Government Code Sections 65580, 65581, 65583, which were discussed previously, Government Code Section 65585 mandates that each local government consider guidelines pursuant to Section 50459 of the Health and Safety Code and allow for the review of the Housing Element by the Department of Housing and Community Development. In addition, Section 65588 requires that each local government review its Housing Element as frequently as appropriate, but not less than every five years, to evaluate the effectiveness of the housing element, and the progress of the Town in the implementation of the element.

PUBLIC PARTICIPATION

Throughout the development of this Element, over 30 public meetings, workshops, study sessions and information meetings were held to obtain public input on the General Plan and its housing element. In addition, contacts were made with all providers of affordable housing within the Town, with particular emphasis on agencies such as the San Bernardino Housing Authority, and similar groups.

HOUSING ELEMENT GOALS, POLICIES AND PROGRAMS

GOAL 1

The development of a variety of housing types and prices in the Town of Yucca Valley that will accommodate both existing and future residents within all socio-economic segments of the community.

GOAL 2

The development of affordable housing projects in the Town of Yucca Valley for very low, low and moderate income households to meet the community's need.

Policy 1

Ensure that the quality of existing and future dwelling units in neighborhoods within the Town of Yucca Valley is preserved and maintained.

Program 1.A

Use Housing set-aside funds for the Home Improvement Program allowing grants and loan assistance programs for qualifying low income households in order to encourage the

rehabilitation of existing housing units (Quantified Objective #2).

Responsible Agency: Redevelopment Agency; Community Development Department

Schedule: To be determined each fiscal year, based on budgetary constraints and opportunities.

Program 1.B

All Town codes, including the Uniform Building Code, will be enforced in the Town so that existing units are maintained in good repair.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Program 1.C

Develop a program for the rehabilitation of sub-standard multi-family residential units using available subsidies for lower income residents. (Quantified Objective #2)

Responsible Agency: Community Development Department; California Department of Housing and Community Development

Schedule: 1994; Continuous.

Policy 2

Provide residential lands that are adequate to meet the housing objectives for the Town.

Program 2.A

Prepare an inventory of all land suitable for residential development in the Land Use Element.

Responsible Agency: Community Development Department

Schedule: 1994-1995.

Program 2.B

Provide land use and zoning designations in the General Plan and zoning maps, respectively, that allow for diversity of housing types and densities, and are consistent with low density rural character of the Town.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Policy 3

Meet the housing needs of the low and moderate income population within the community, regardless of the householder's race, religion, sex, marital status, ancestry, national origin or color.

Program 3.A

For developments which will restrict their units to very low, or low income households, the Town shall allow a density bonus of 25% over the underlying zoning designation, pursuant to State law.

Responsible Agency: Community Development Department
Schedule: Continuous.

Program 3.B

Establish and maintain a regular contact with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance and HOME rental property rehabilitation programs within the Town are actively pursued.

Responsible Agency: Community Development Department
Schedule: 1994.

Program 3.C

Work with private organizations in assisting whenever possible in the housing of handicapped residents in the community.

Responsible Agency: Community Development Department
Schedule: Continuous.

Program 3.D

Continue to support and assist in enforcing, as required, the provisions of the Federal Fair Housing Act. All complaints regarding discrimination in housing will be referred to the San Bernardino County Housing Authority. Information on the Fair Housing Act, as well as methods of responding to complaints shall be made available at Town Hall and at the Library.

Responsible Agency: Community Development Department
Schedule: Continuous.

Program 3.E

Engage in a Cooperation Agreement with the San Bernardino County Housing Authority, in order to participate in the Hope III Program to provide additional affordable housing on land owned by the Housing Authority in the Town. The goal shall be the creation of the most reasonable amount of affordable units on the 11 acres currently owned by the Housing Authority.

Responsible Agency: Community Development Department; Redevelopment Agency
Schedule: 1995.

Program 3.F

Make provisions for the development of homeless shelters and transitional housing as a conditional use in the Development Code.

Responsible Agency: Community Development Department
Schedule: 1994.

Policy 4

Promote and facilitate the use of State and Federal monies for the development and rehabilitation of affordable housing in the community.

Program 4.A

Expediently calculate and allocate Housing set-aside funds to affordable housing programs on an annual basis.

Responsible Agency: Redevelopment Agency
Schedule: Annual.

Program 4.B

A Mortgage Assistance Program for qualifying households shall be established and funded with Housing set-aside funds (Quantified Objective #1).

Responsible Agency: Redevelopment Agency
Schedule: Fiscal 1994-1995.

Program 4.C

Actively assist qualified developers in preparation of applications for State and Federal housing grants and loans as they become available. The Town shall process requests for information on zoning, financial assistance programs, or required supporting documentation for these application on a high priority basis.

Responsible Agency: Community Development Department; Redevelopment Agency
Schedule: Continuous.

Program 4.D

Prepare handout materials for developers and low income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing. The Town will promote fair housing by providing brochures and posting information at Town Hall.

Responsible Agency: Community Development Department
Schedule: Fiscal 1994-1995.

Program 4.E

Consider the use of Community Development Block Grant Funds to assist in the subsidy of handicapped households (Quantified Objective #5). If Block Grant funds are not available, Housing Set Aside funds shall be utilized.

Responsible Agency: Community Development Department
Schedule: 1993.

Program 4.F

Should the Town be notified of intent to sell any at-risk affordable housing developments, all possible funding sources, including CDBG and RDA housing set-aside funds will be considered to facilitate purchase of such a project. All non-profit organizations which have expressed an interest in

purchasing such projects, including the San Bernardino County Housing Authority and Catholic Charities will be notified immediately of any such properties for sale. The Town will be responsible for monitoring at-risk projects on an on-going basis and will provide relevant information to tenants and the community as needed.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: Ongoing.

Policy 5

Promote and preserve mobile home parks for their value as low and moderate income housing opportunities.

Program 5.A

Conversion of existing mobile home parks to permanent housing will be regulated by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Policy 6

To ensure the provision of housing that is efficient in its use of energy and natural resources.

Program 6.A

Ensure that new development and rehabilitation efforts, whenever possible, maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.

Responsible Agency: Community Development Department; Southern California Edison

Schedule: Immediate; Continuous.

Policy 7

Residential development in the Town of Yucca Valley will preserve and protect as much as possible, the desert flora and fauna.

Program 7.A

Adopt a Planned Unit Development (PUD) permit ordinance which shall allow flexibility in development standards to encourage housing construction while preserving open space, flora, fauna, and other natural resources.

Responsible Agency: Community Development Department

Schedule: 1994-1995.

Policy 8

Facilitate the construction and rehabilitation of renter and owner occupied housing by providing a range of land use and zoning categories throughout the Town.

Program 8.A

Specific Plans shall incorporate a variety of housing types, and shall provide for senior and affordable housing within the project. The requirements shall be developed and included in the Town Development Code.

Responsible Agency: Community Development Department

Schedule: 1994-1995; and on-going, as Specific Plans are submitted.

Program 8.B

Encourage infill development and the expansion of existing homesites wherever possible, to lower the costs of extending infrastructure, through the use of incentives such as the Home Improvement grants. (Quantified Objective #2).

Responsible Department: Community Development Department

Schedule: Continuous

Program 8.C

Ensure that development which will displace residents through destruction of housing units shall be required to assist in the relocation of these residents, through the use of Conditions of Approval or other binding means.

Responsible Department: Community Development Dept.

Schedule: Continuous

Policy 9

Encourage the development of larger unit sizes in multi-family rental projects and second units on single family lots in order to alleviate overcrowding.

Program 9.A

Encourage multi-family rental and owner-occupied projects which construct three and four bedroom units as a substantial portion of the overall development. Larger units shall be encouraged through direct Town funding (i.e. RDA participation) or through bond financing for affordable housing through the County Housing Authority.

Responsible Department: Community Development Department; Redevelopment Agency; Housing Authority

Schedule: Continuous

Program 9.B

Encourage development of second units on single family lots, a cost-effective housing opportunity for all segments of the population, by providing information packets at Town Hall on second unit construction and the conditions set forth in Government Code Section 65852.1, which allows second unit development.

Responsible Department: Community Development Department

Schedule: Continuous

Policy 10

Facilitate the development and preservation of senior housing through incentives and assistance programs.

Program 10.A

Establish a program of grants and loans to senior residents to encourage maintenance and rehabilitation of existing housing units (Quantified Objective #6).

Responsible Agency: Redevelopment Agency

Schedule: Fiscal 1994-1995.

Program 10.B

Provide assistance to developers of affordable senior housing through Housing set-aside funds whenever possible (Quantified Objective #7).

Responsible Agency: Redevelopment Agency

Schedule: Continuous

Program 10.C

Ensure the preservation of existing mobile home units, by requiring developers to relocate displaced residents if a park is to be converted to another use. New units within existing parks shall continue to be subject to original development standards.

Responsible Agency: Community Development Department; Building and Safety Department

Schedule: Continuous

Program 10.D

For developments which will restrict their units to senior households, the Town shall allow a density bonus of 25% over the underlying zoning designation, pursuant to State law.

Responsible Agency: Community Development Department

Schedule: Continuous.

Program 10.E

Work with private organizations in obtaining financing for senior and affordable housing project expansion through the Town's Redevelopment Agency. (Quantified Objective #3)

Responsible Agency: Town Manager's Office; Redevelopment Agency

Schedule: 1993-1994

Policy 11

Encourage the preservation of home town and rural atmosphere through design standards.

Program 11.A

Require Specific Plan projects to develop design guidelines which provide for buffers between land uses, small scale development, and appropriate architecture.

Responsible Agency: Community Development Department

Schedule: Continuous

Program 11.B

Residential projects shall be required to provide bicycle and pedestrian facilities, including trails, sidewalks, benches and open space areas.

Policy 12

High density, affordable and senior projects shall be located with convenient access to shopping, public transit, and school and park facilities.

Program 12.A

Require developers of affordable and senior housing projects to confer with the public transit agency regarding the provision of service to the project area wherever feasible.

Responsible Agency: Community Development Department

Schedule: Continuous

QUANTIFIED OBJECTIVES

1. The Mortgage Assistance Program will assist up to 15 very low and low income households annually through grants for down-payments and closing costs.
2. The Town Redevelopment Agency shall participate in 10 Home Improvement grants of up to \$2,500 each from housing set-aside funds annually to assist very low and low income homeowners in improvement of their property.
3. The Town will work with privately funded housing programs such as Habitat for Humanity to encourage the construction of 3 ownership units annually.
4. The Town will work with the owners of all affordable housing projects to protect units currently restricted to low income households from reverting to market housing.
5. The Town will consider the use of Community Development Block Grant funds to assist in the subsidy of 3 handicapped households per fiscal year, beginning in the 1995-1996 fiscal year. Should Block Grant funds not be available, the Town will utilize Housing Set Aside funds.
6. The Town Redevelopment Agency shall establish a program of grants and loans to senior residents for up to 10 households annually in the amount of \$2,500 per household.
7. The Town will provide assistance to developers of senior housing through housing set-aside funds whenever possible (up to 5 senior households annually).

8. The Town through its Redevelopment Agency, the County Housing Authority, or other entity, shall make every effort to facilitate the development of at least 10 single family or multi-family affordable housing units, annually.

9. The Town shall encourage the development by private parties of all housing types for all income levels. The objective shall be to meet the numbers in the quantified objectives matrix, Table III-37, to balance subsidized units with privately developed units.

PARKS, RECREATION, AND TRAILS ELEMENT

PURPOSE

The purpose of the Parks, Recreation and Trails Element is to describe the Town's existing public parks, trails, and other public and private recreational facilities and their amenities, and to identify the need for additional lands and to establish goals, policies, programs, and implementation strategies for future park and trail facilities as appropriate. Two separate discussions are included, dividing the Element into two distinct primary components: Parks and Trails. This approach is necessary to clearly differentiate the requirements and parameters of each component. The Parks section describes each park, its acreage, amenities available, and location. The Trails section includes specific descriptions of bicycle, pedestrian and equestrian paths and their incorporation into the park system (Also see the Circulation Element).

The provision of parks and recreational facilities is an important municipal service which reflects and enhances the quality of life in a community. Recreational areas should not be confused with open space areas, which can be left unimproved for safety or conservation reasons (Please see Open Space, Mineral, Energy and Conservation Element). Parks provide easily accessible open space areas, recreational facilities, and organized sports areas, allowing people to have direct contact with the natural and man-made environment. In addition to attracting all types of users within the Town, parks and recreational facilities play an important role in attracting new residents and tourists, a key to economic growth.

PARKS

BACKGROUND

The Parks, Recreation and Trails Element is directly related to other Elements of the General Plan, including the Open Space, Mineral, Energy and Conservation and Lane Use Elements in the designation and preservation of open space/recreation areas, and the Community Design Element in its integration of pedestrian access and recreation areas in core areas of the community. The Element is also related to the Economic Development, Noise and Circulation Elements in use of buffers, trails, and open space to enhance the natural resources of the community. It is, therefore, also related to the Open Space, Mineral, Energy and Conservation Element.

General Plan to include areas particularly suited for park and recreational purposes. The definition of recreational areas includes those areas with access to lake shores, streams, and lands serving as links between major recreation and open-space reservations, including utility easements, the banks of rivers and streams, trails, and scenic highway corridors¹. In addition, Government Code Section 65561 states that the preservation of park land is necessary not only for the maintenance of the economy of the state, but also for assurance of the continued availability of land for the enjoyment of scenic beauty and recreation. The Quimby Act allows the collection of fees to assure funding and lands for the coordinated development of recreational facilities and their programs, optimizing the availability and use of these valuable community assets.

The three types of parks serving the Yucca Valley area are community, neighborhood, and mini (pocket) parks. These parks can be considered either passive (parks meant for the enjoyment of sitting, picnicking, and hiking) or active (parks with sports fields, exercise equipment, and playground areas). Of major importance in the Parks, Recreation and Trails Element are the parks-to-population formulas used to assure adequate park and recreational space for all residents in the future. In order to use these formulas, national standards for various types of parks must be understood.

The following table provides the national standards established by the National Recreation and Parks Association for various types of parks.

¹ Office of Planning and Research, "State of California General Plan Guidelines" Sacramento, CA, June 1987, Page 129

Government Code Section 65560 requires the Town's

Table III-38
Standards for Recreation Areas²

Type of Park Area	Acres/1,000 Pop.	Ideal Site Size/Min.	Radius of Area Serv.
Comm. Parks	5.0	50 AC./25AC.	4.0 Miles
Neigh. Parks	1.0	15+AC./15AC.	0.5 Miles
Playgrounds	1.0	15+AC./15\AC.	0.5 Miles
Play fields	1.5	15 AC./10 AC.	1.5 Miles
Mini-Parks	0.25	1 AC./0.5 AC.	0.25 Miles

Using this information as a guide, a standard of 5 acres of developed parkland for each 1,000 residents was established as criteria for the Yucca Valley area. Although the community currently (1995) has a total of 159.6 acres of parkland, only 30.1 acres has been developed. In 1990, a Parks and Recreation Task Force set a minimum standard of 3.0 acres per 1,000 persons. However, due to the Town of Yucca Valley's natural setting, lack of commercial recreational alternatives, and its need for added park space, the Town has set an overall goal of five acres per 1,000 residents, consistent with the National Recreation and Parks Association standard³.

Types of Parks

According to the National Recreation and Parks Association, there are three types of parks that can serve the immediate community: community parks, neighborhood parks or playgrounds, and mini-parks. A balanced mix of these facilities will reflect the need/demand of the Town and its changing demographics.

Community parks serving the Town of Yucca Valley are the Community Center Complex, and the currently undeveloped North and South Parks. The Community Center Complex of Yucca Valley serves as the recreational node within the community. Among its many amenities, the Community Center houses a Senior Center, sports fields, a passive sitting area and the Hi-Desert Nature Museum. To the north of the complex is a six-acre parcel which provides an opportunity for potential future expansion of recreation facilities. The construction of a BMX Bicycle Racing Park has been completed, and other uses on the north side of the wash, near the Community Center, are being considered.

This or similar recreational amenities could create additional opportunities for older children and teenagers, while creating opportunities for community involvement.

Community parks are best suited for areas planned for

intense development. Their uses include recreational facilities, or areas of natural quality for outdoor recreation such as walking and picnicking. This type of park should be easily accessible to the community it serves. Community-scale parks serve residents and visitors alike, and are typically associated with a central place or major public facility, such as a school or civic center. Although North Park and South Park are categorized as community parks, they are not located near areas of intense development nor are they fully utilized, due to their location on the outer perimeter of the Town limits. They are not associated with a central public facility and therefore, it may be appropriate to consider alternative community park locations. The North and South Parks, with their natural surroundings, are considered nature parks best suited to passive activities such as hiking, picnicking, and viewing. They can also serve as starting or rest points for multi-use trails. In the future they can ultimately be developed as nature-related park facilities with improved trails and trailheads describing the flora and fauna within the parks' perimeter.

Neighborhood parks within the Town include Machris, Roadrunner, Paradise, and Hi-Desert Parks. Doran May Park may also be categorized as a neighborhood park, although it is secured by a joint-use agreement with County Transportation/Flood Control. Neighborhood parks are the most common and most frequently used, serving the immediate neighborhood population with game fields, large playgrounds and apparatus areas, and wading pools. This type of park is also best suited for neighborhoods planned for intense development and are to be geographically centered for safe walking and bicycle access, with linkage to trails and bicycle paths. Neighborhood parks, such as the Roadrunner Park cooperative-use facility, can be developed as shared facilities between schools and the community as a whole.

Mini-parks, or pocket parks, are very popular in new housing developments. They are sometimes called "tot lots" or "sitting parks." For this reason they are considered specialized facilities that serve a concentrate or limited population, or specific group, such as very young children or seniors. The Mini-parks of Yucca Valley include, Triangle Park, and Desert Christ Park. Triangle Park has been "adopted" by the Rotary Club, which will provide for its maintenance and operation (Please see Funding Programs).

² According to the National Recreation and Park Association. Note: Since the NRPA's Standards are flexible, the standards shown are recommended breakdowns of the amount of acreage for each park type. The interests of the Town have been taken into consideration when choosing the five acres of total developed parkland per 1,000 population standard.
³ In Accordance with National standards shown above.

Generally, mini-parks are located inside a neighborhood, within or in close proximity to apartment complexes, town house developments, senior housing or any other complexes that require added recreational space. Due to the acres of parkland needed within the Town, and the high level of maintenance required for mini-parks, they are not considered a high priority park type in the Town of Yucca Valley. They are, however, an integral part of a well- rounded community park system.

Existing Park Facilities

In 1995, the Town of Yucca Valley park and recreation facilities consist of five usable, existing parks that are developed or partially developed, including: the Community Center, Machris Park, Hi-Desert Park, Paradise Park and Triangle Park. North Park and South Park are currently usable for hiking, but are technically considered undeveloped for acres-per-population calculations. Although frequently used by Town residents, Roadrunner Park, Desert Christ Park, and the Boys and Girls Club facilities are not leased or owned by the Town, so they are not included in calculations for the total acres of parkland required per 1,000 residents. Joint-use lands such as school facilities are temporary and are also excluded from these calculations.

Table III-39 shows park and cooperative-use facilities and includes the number of developed acres within each facility. Calculations establish the amount of acres per 1,000 residents currently (1995) and at build-out. Exhibit III-4 indicates neighborhoods and the park or cooperative-use facilities that serve them.

Additional Facilities

The Blue Skies Golf Course, an 18-hole, 6,400 yard regulation course, adds to the various recreational facilities offered to residents, visitors, and tourists. Areas adjacent to the Town also providing park and recreational amenities include the Joshua Tree National Park and the Big Morongo Canyon Wildlife Preserve. These facilities serve Yucca Valley residents and visitors with hiking, climbing, and sight-seeing opportunities throughout the year (Also see the Open Space, Mineral, Energy and Conservation Element).

Cooperative Agreements/School Facilities

Cooperative (joint) use agreements can further expand the Town's potential recreational opportunities. Cooperative agreements typically consist of a formal agreement between a school (or any other organization) and a town's recreation division to share and coordinate use at additional facilities, allowing for the optimum use of existing recreational areas.

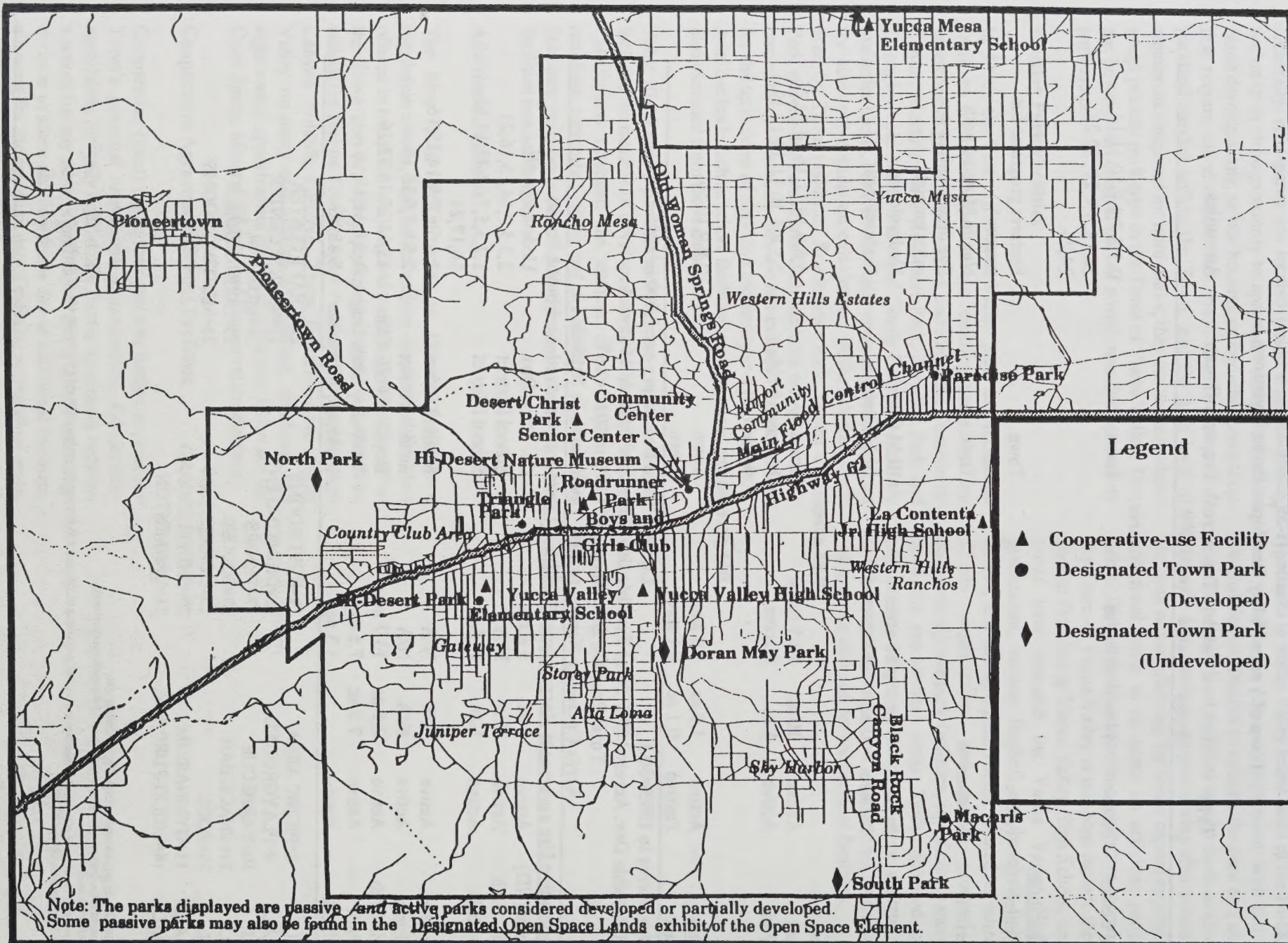
The Town of Yucca Valley leases lands of the Hi-Desert Park from, and has a joint-use agreement with the Morongo Unified School District to operate the pool at Yucca Valley High School. School facilities can be made available to the Town for community programs during after-school hours as the need arises, allowing for lower capital expenditures and additional funds to be spent on activities programming. School District facilities used in cooperative agreements with the Town of Yucca Valley at this time include the pool and shower facilities at Yucca Valley High School, and at other times have included the Yucca Valley High School gymnasium, various football and baseball fields, tennis courts, and multipurpose rooms located at other schools. Sports organizations and school groups, in turn, cooperatively use park facilities, significantly increasing the need for recreational areas. With increased population projections, temporary cooperative-use contracts and the developed park areas in the Town are not sufficient to meet the growing demand for recreational facilities.

**Table III-39
Town of Yucca Valley Developed Parks Inventory**

Name	Type	Dev. Acres	Total Acres	Tot. Acres ⁴ per 1,000	Property Owner	Amenities
Community						
1. Community Center	Active	14 ac.	29 acres	0.78 acres	Town	2,5,6,7,8,9,10,11,14,16,18, 19, 20, 22 23, 24,26
<u>Special Facilities</u>						
Senior Center	Active				Town	Features programs for seniors.
Hi-Desert	Museum				Town	Nature Museum with live desert reptiles and other animals.
2. North Park (ND) ⁽⁵⁾	Passive	0 ac.	80 acres		BLM (lease)	Undeveloped
3. South Park (ND)	Passive	0 ac.	40 acres		BLM (lease)	Undeveloped
Neighborhood						
4. Machris Park	Active	10 ac.	12.5 acres	0.84 acres	Town	5,8,9,10,11,16,17,22,26
5. Hi-Desert Park	Active	5 ac.	5 acres		Morongo Unified (lease)	2,5,8,9,10,11,16,17,19
Mini						
6. Paradise Park	Active	1.0 ac.	1.0 acre	.061 acres	Town	2,8,9,10,16
7. Triangle Park	Passive	0.1 ac	0.1 acres		Town	16
Total Dev. Acres in 1995=30.1 Current Total Dev. Acres per 1,000 in 1995=1.6⁽⁶⁾ Total Possible Dev. Acres=159.6 Total Possible Dev. Acres per 1,000 in 1995=8.4 Total Possible Dev. Acres per 1,000 in 2015=2.6⁽⁷⁾ Acres Currently Needed to Dev. Town Parks in 2015=311						
Possible Cooperative Use agreement Recreational Facilities (Lands not owned or leased by the Town)						
Doran May Park (ND)	Active	0 ac.	5 acres		Co. Flood Dist.	Undeveloped ⁽⁸⁾
La Contenta Jr. High	Active	N/A	N/A		School District	2,3,5,7,14,15,16,21
Yucca Valley High	Active	N/A	N/A		School District	1,2,3,5,7,12,13,14,15,16,17,21
Yucca Valley Elem.	Active	N/A	N/A		School District	2,4,5,6,7,9,14,15,16,
Yucca Mesa Elem.	Active	N/A	N/A		School District	2,5,6,7,9,15,16
Boys and Girls Club	Active	2.5 ac.	13.7 acres		Boys and Girls Club	13,14,15,16,22,26
Roadrunner Park	Active	7.5 ac.	7.5 ac.		Tri-Valley Little League	1,5,8,11,15,16
Desert Christ Park	Passive		3.3 ac.		Museum Association	8,15,16

1=BASEBALL	8=PICNIC AREA	15=REST ROOMS	22=CRAFT CENTER
2=BASKETBALL	9=PLAYGROUND	16=DRINKING FNT.	23=SENIOR CENTER
3=FOOTBALL	10=BARBECUE	17=TENNIS	24=MUSEUM
4=HANDBALL	11=SNACK BAR	18=SOCCER	25=HIKING TRAILS
5=SOFTBALL	12=POOL	19=HORSESHOES	26=MEETING ROOMS
6=TETHERBALL	13=GYMNASIUM	20=SHUFFLEBOARD	
7=VOLLEYBALL	14=MULTI-PURP. RM	21=BADMINTON	

⁴ Total number of developed (built up) park acres as dictated by the Quimby Act.
⁵ "Not Developed", as stated in the Quimby Act to be used in acres per 1,000 population calculations.
⁶ 1995 population of 19,000 was used.
⁷ The year 2015 considered built-out for these calculations. Population in 2015 was projected at 62,223 using 2.55 future people per household and a 0% vacancy rate per dwelling unit.
⁸ Correspondence from Shane Stueckle, October 27, 1993.



Source: Urban Decision Systems, Yucca Valley Proposed Town Limits-Polygon in CA.

Exhibit

Parks and Cooperative-Use Facilities - Town of Yucca Valley

Aquatic Center

A survey conducted in the community in 1984, regarding the parks within the Town of Yucca Valley, concluded that the preferred recreational facilities of those residents surveyed included additional neighborhood parks, a gymnasium, and a community swimming pool or aquatic center.

The Yucca Valley High School outdoor pool facility currently provides an important joint-use to the entire community. Unfortunately, due to the substantial expense, the pool is only heated during the summer months. This considerably reduces the pool's potential use, also making community swim teams nonexistent. The community has shown a need for an aquatic center that will be heated and usable year-round. It is suggested that an indoor pool facility be built to accommodate the need for adequate year-round swimming facilities within the community. An aquatic center complex could attract a larger number of specialized community groups, including very young children and seniors, by providing different water activities, including exercise classes and rehabilitation as well as competitive sports and recreation. The ideal location for this type of facility would be in the already established Community Center area.

Sports Complex

There has been discussion regarding the construction of a sports complex in the eastern portion of Town. This facility would provide substantial recreational opportunities for the community and could potentially include tennis courts, baseball diamonds, volleyball courts, public buildings for crafts and other activities. There are no actual plans for the construction of this facility at this time (1995).

Doran May Park

Doran May Park is a joint-use facility owned by the County Flood Control District. It has the potential to add five additional acres of parkland for the Town's use. Although the Town of Yucca Valley does not own this land, it is a usable piece of parkland in a relatively prime park location that can be incorporated into the Town's park system.

The Boys and Girls Club

The Boys and Girls Club, as of 1995, has a cooperative use agreement with the Town of Yucca Valley. Activities are planned and coordinated between the Boys and Girls Club and the Community Services Department. Additionally, the Town and the Boys and Girls Club are currently working on an expansion of the Club. The Club includes a gymnasium, game rooms, and multi-purpose rooms.

Financing, Land Acquisition and the Quimby Act

The Quimby Act (*Government Code, Section 66477*), a Section within the Subdivision Map Act, authorizes local governments to require dedications of public park improvements or the payment of in-lieu fees for parks and recreational facilities if the Town's General Plan contains policies and standards for park and recreation facilities. The purpose of the Subdivision Map Act (*Government Code Sections 66410 et seq.*), from which the Quimby Act is derived, is to establish state-wide uniformity in local subdivision procedures.

In accordance with the Quimby Act, The County of San Bernardino Yucca Valley Parks Advisory Task Force of 1990 adopted the standard of 3.0 acres of parkland per 1,000 persons as adequate for local recreational space needs. It is recommended that the Quimby Act's maximum standard of 5.0 acres per 1,000 persons be adopted, based on the Town's future growth, for the self-sufficiency of the community and its need for quality facilities. Additional parkland shall be provided in close proximity to residential areas and should be appropriately distributed throughout the community.

The Community Center Authority, a governing body specifically developed to help obtain and finance the community center site in Yucca Valley, purchased the Town's community center property through General Obligation (G.O) Bonds during the late 1970's⁹. According to the Quimby Act. Parameters can be set for the development of local requirements for park and recreation dedications or donations. The Quimby Act states that the Town may require the dedication of land, or impose an in-lieu fee, or a combination of both.

The dedication of lands and payment of in-lieu fees are specifically directed toward the provision of park and recreation areas, and are applied as a condition of approval of a tentative tract or parcel map. In addition to single-family home subdivisions, it is recommended that the Town also consider dedications or in-lieu fees for additional parks in non-subdivision related developments such as apartment or condominium complexes. The Quimby Act further states that the amount of land dedicated or fees paid are to be based on residential densities resulting from approval of a tentative subdivision map or residential development plan. In addition to the funding of bonds, the concept used by the County of San Bernardino Yucca Valley may also use the Quimby Act to full advantage by imposing fees on all eligible developments, as described in the Quimby Act, to accommodate the growth in demand these developments will create.

⁹ Schooler, James, "Telecommunication with James Schooler", September 30, 1993.

Funding Programs and Maintenance

From as early as 1909, legislation had been enacted to help towns and cities acquire and preserve areas for recreational use. Funding for the acquisition of additional parkland can be difficult for most small towns, but there are statewide programs available that can help alleviate the tedious procedure of parkland financing. The following discussion provides a summary of these options¹⁰.

Special Assessments-State Law authorizes local governments to assess property owners for open space and recreational purposes. The affected land owners must be beneficiaries of the open space and the size of the individual assessment levies must be proportional to the amount of each per-parcel benefit. Assessment levies must not exceed the project's total cost.

- *Park and Playground Act of 1909*
- *Assessments under the Landscaping and Lighting District Act of 1972*
- *Developer's Fees*
- *General Obligation (G.O.) Bonds*
- *Adopt-A-Park*
- *Special Tax Revenues & Redevelopment Agency Financing*

FUTURE DIRECTIONS

Currently, neighborhood parks are few in number and developed acreage is at about one-third the national standards. In addition to lacking amenities that could entice frequent users (grass, lighting, etc.), some facilities are difficult to access due to unpaved roads and inadequate linkages to trails. Several areas considered appropriate for additional park facilities have been identified on the Land Use Map of the General Plan. These are represented by the floating symbol P, which indicates the vicinity determined appropriate for future neighborhood and community park development.

The population of Yucca Valley, 18,336 residents as of 1995, requires 92 acres of developed, local recreational park space. Currently (1995), the amount of developed acres within the Town park system stands at 30.1 (Please see Table III-39). This results in a current deficiency of 61.9 acres. With 159.6 acres within seven park sites owned or leased by the Town, and with development opportunities on much of this acreage constrained by steep terrain, it appears that additional lands must be secured and improved to address the existing deficiency. The Increase of the projected Town buildout population for the year 2015, 62,223 people, will suggest a need for total 311 acres of developed recreational land.

If the Town is to provide park and recreational facilities for the current and future demand generated by population growth, it will be necessary to establish a mechanism, such as developer's in-lieu fee, by which fees or land (or both) may be collected by the Town to develop existing and future park areas.

As future parks and recreational facilities are planned, consideration must be given to those who will utilize park facilities. If the senior population is increasing rapidly, consideration must be given to facilities that serve seniors and physically impaired members of the community. The Community Center Complex houses a Senior Center which organizes senior activities and informational services. According to the Americans With Disabilities Act, all areas accessible to the public must also be accessible to disabled persons, including seniors. Issues include wheelchair accessibility, rest rooms and other special facilities needed to enhance accessibility for the elderly and disabled. Accessibility to parks and open spaces for these special groups must be taken into account when designing and developing parks within the Town.

Parks also play an important role in attracting families with children, retirees, and tourists. As parks are developed, these areas should reflect the needs of the residents they serve. The Town's park and open space areas shall reflect the pride and respect residents have for Yucca Valley's desert and mountain environment. Yucca Valley's rural environment does not, however, replace the need for these vitally important recreational facilities, which are essential to encourage social interaction and community cohesion.

TRAILS

BACKGROUND

Trails are an important aspects of the Parks, Recreation and Trails Element, as they can provide direct access to and linkage with existing and future recreational areas. An integrated system of parks, trails, and bicycle-ways is one that can be used to provide public entry into parks and open space areas while safely avoiding conflicts with other trail users and vehicular traffic. Areas used for trails or bicycle-ways are designed to accommodate human activity on a constant basis, and can interconnect with existing and proposed federal, state, and regional systems.

Multi-use trails are an important asset to a community. In addition to creating a natural buffer between land uses, and providing additional recreational opportunities, the establishment of a multi-use trail system will ultimately provide important alternative transportation opportunities.

10 Office of Planning and Research, "Putting Action Into the Open Space Element-Techniques for Preserving Open Space and farmland", Sacramento, CA, February 1990, Page 2.

These alternative routes will create greater accessibility to commercial areas, as well as recreational and open space areas (Also see the Circulation Element).

Bicycle-ways not only provide a quick and convenient alternative form of transportation, they also reduce air and noise pollution attributed to motor vehicle use. Incentives for bicycle use, such as a reduction in required parking spaces in exchange for the placement of bicycle racks, are becoming more common, as traffic and pollution levels continue to increase.

The State of California, recognizing the importance of a community trail system, has passed legislation specifying that communities consider the need for trails systems and their planning. The California Bicycle-ways Act (Streets and Highways Code 2370-2394) requires towns to comply with safety design criteria and specifications prepared by the Department of Transportation. It also permits towns to submit plans for bicycle-ways to the Department of Transportation for review. The California Recreational Trails Act (Public Resources Code Section 5076) requires local jurisdictions preparing an Open Space Element to consider demands for trail-oriented recreational uses. Streets and Highways Code 1712 authorizes towns to enter into agreements for the acquisition, construction or maintenance of bicycle-ways.

Types of Multi-Use Trails

There are two types of trails within an active trail system: primary and secondary trails. Primary trails are expected to serve as major trail routes, while secondary trails link adjacent areas with the primary trails. A multi-use trail system is one that can accommodate all types of users, primarily hikers, joggers, bicyclists, and equestrian riders. It is important that the Town of Yucca Valley incorporate a multi-use trail system so that its diverse population will have a variety of trail types to take advantage of while enjoying the natural surroundings within the community.

Trail Development

When trails are developed for recreation, certain design concepts must be taken into consideration. Accessibility and functionality are the most significant factors. Recreational trails should connect existing open space areas, parks, schools, scenic routes, and equestrian oriented communities. This can be achieved by using existing and planned flood control channels and easements. To make trails interesting to the public, backtracking should be avoided by making all trails part of a loop, and various levels of difficulty should be incorporated into the system.

Joshua Tree National Park

One objective of the Town of Yucca Valley's trail system is to connect Joshua Tree National Park's trail system. Several hiking and riding trails currently exist in the area of the Black Rock Canyon Campground, including trails leading to the park-wide hiking trail system. Equestrian and hiking trails continue through the Black Rock Canyon, La Contenta Road, and Sheep's Pass entries, providing approximately 25 miles of trails inside the Park. Bicycles, however, are not allowed on trails within the Park's boundaries.

Safety and Security

With the incorporation of a multi-user trail system comes the potential for on-trail conflicts between different trail users and security problems. One of the most significant issues relating to multi-use trails is safety. It is important not only to provide proper linkage to landmarks and recreational areas, but to see that this system does not conflict with vehicles or other trail users. For the protection of valuables, bicyclists and equestrian riders will need security devices such as well lighted bicycle racks and hitching posts for non-home destinations. There should also be appropriate signage to declare the location of these facilities.

Standards

The Institute of Transportation Engineers (ITE) has documented the required width for safe operation of bicycles: A two-way off-street multi-use trail should have a width of 8 to 10 feet to ensure safety. Trail standards for all types are included in Table III-40 and Exhibits III-8 to compare with the standards for the multi-use trail system that is highlighted. Although a multi-use trail system is the system recommended for the Town of Yucca Valley and its rural setting, there may be a tendency in the future to integrate single use trails due to the width of the trail right-of-way and topography. The following table is representative of national trails standards and serves as a useful reference for the development of Town specific standards. It is anticipated and encouraged that private associations and other groups will assist the Town with trail maintenance.

**Table III-40
Trail Standards
Urban Standards (Maximum Accessibility)**

Item	Bicycle+ Pedestrian ⁽ⁱ⁾	Bicycles Only ⁽ⁱ⁾	Hiking Only	Equestrian Only ^(iv)
Min. Width (one way)	10'	5'	5'	8'
Min. Width (two-way)	12'	8-10'	8-10'	10'
Surface	hardened e.g. asphalt ii	hardened e.g. asphalt	hardened	hard-pack
Shoulder	2' min.	2' min.	2' min.	2' min.
Vertical Clearance	12'	10'	10'	12'
Cross Slope	2% max.	2% max.	2% max.	2% max.
Max. Grade	5%	5%	5%	max. limit is erosion control

Low Use and Natural Area Standards

Item	Bicycle + Hiking + Equestrian ⁱⁱⁱ	Hiking Only	Mountain bicycle Only (foothill & mnt. area)	Equestrian Only
Min. Width (one way)	6-8'	2'	2'	6'
Min. Width (two-way)	8-10'	2'	4'	8'
Surface	firm all-weather & unobstructed	minimize erosion	minimize erosion	minimize erosion
Shoulder	2'min.	2' min.	2' min.	2' min.
Vert. Clearance	10'	8'	8'	12'
Cross slope	3% max.	3% max.	3% max.	3%max.
Max. Grade	5%; rest & turning areas every 200 ft. min.	max. limit is erosion control	max. limit is erosion control	max. limit is erosion control

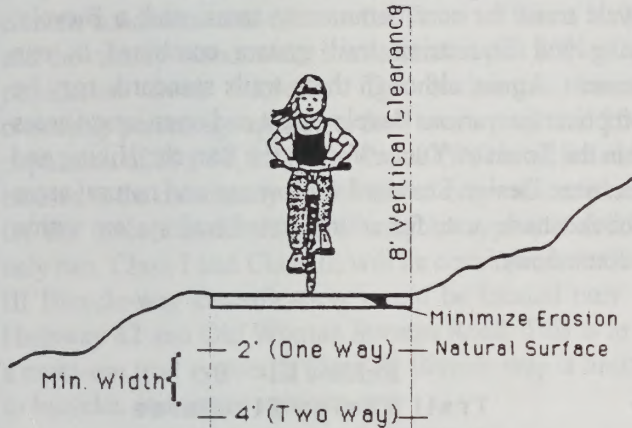
Notes:

- i Standards meet Caltrans Class I Bicycle-way standards.
- ii Where equestrian uses occur, an appropriate trail material, such as decomposed granite, should be provided on the equestrian portion of the trail only; the remainder of the trail should use materials appropriate to its intended use.
- iii Multiple use trails with both bicyclists and equestrians should be no narrower than 6 feet. A combined use trail with hiking and bicycling only should be no narrower than 4 feet.
- iv A maximum of 20% vertical grade or as needed for erosion control, which ever is less. This can be exceeded for short distances(no more than 200').

Exhibit III-5
Trail Design Standards

LOW USE AND NATURAL AREAS

Mountain Bike Only



CORE DESIGN STANDARD

Bicycle Only

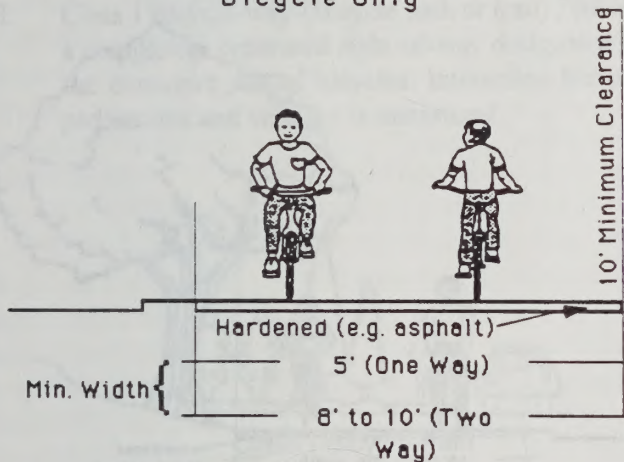
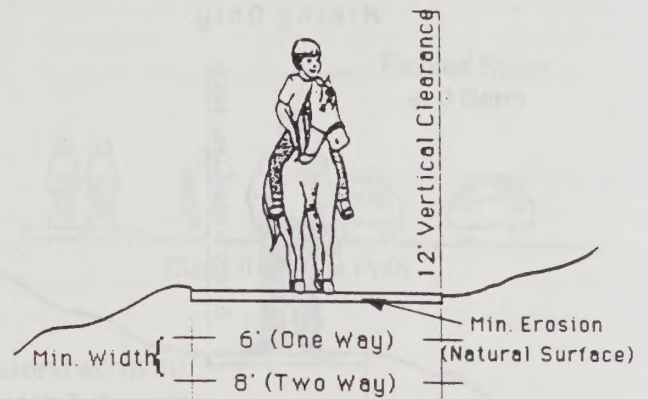


Exhibit III- 6

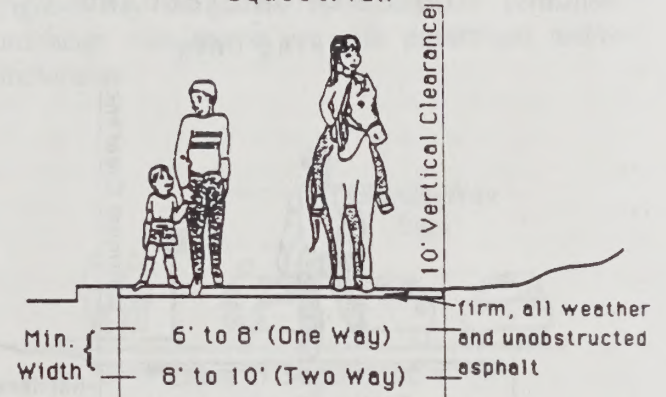
Trail Design Standards

LOW USE AND NATURAL AREAS

Equestrian Only



Bicycle, Hiking and
Equestrian



* Low use assumes that all uses will not occur simultaneously (pullouts may be necessary in natural areas of high use)

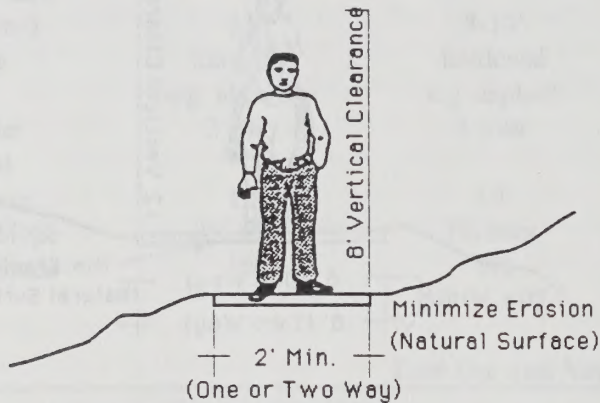
Exhibit III-5 provides standards for Bicycle Only trails for both low use and natural areas, and core community areas. While these trail systems provide for adequate access for bicycles, they do not address the many transportation needs of the Yucca valley community.

The following exhibit illustrates the recommended trail design standard, Bicycle, Hiking and Equestrian Design Standard for low use and natural areas, as well as an equestrian only trail standard for the Town of Yucca Valley. Basic trail design standards are also provided in Table III-40.

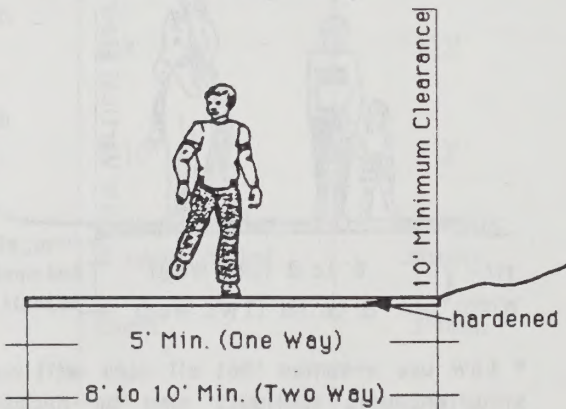
The low use and natural area multi-trail system, illustrated in Table III-40 and Exhibit III-6 is the most appropriate trail system for the wide variety of recreational activities in the Yucca Valley area. The equine community is extensive, and the facilitation of an equestrian trail system is a necessity. In addition, with the growth and development of the community, increased pedestrian access, open space areas and the encouragement of non-motorized forms of transportation, a multi-use trail system will be essential.

The Town of Yucca Valley has a unique opportunity to combine a variety of recreational activities, and to enhance the community as a whole, though pedestrian, bicycle and equestrian throughout the area.

Exhibit III- 7
Trail Design Standards
LOW USE AND NATURAL AREAS
Hiking Only



CORE DESIGN STANDARD
Hiking Only



Equestrian Only

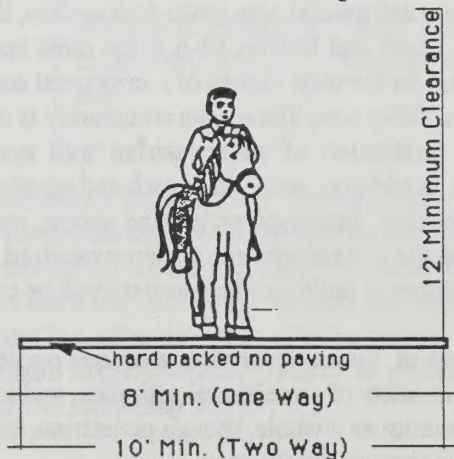
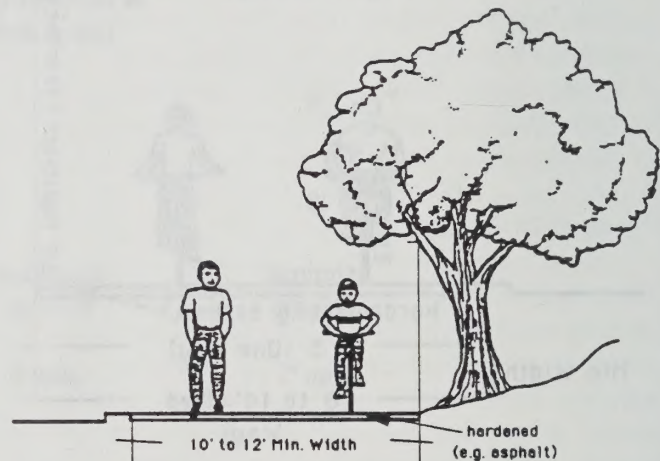


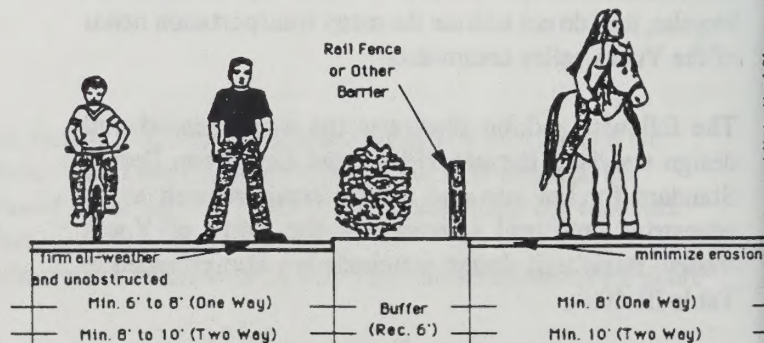
Exhibit III-7, along with Exhibit III-8 illustrate several additional options for trail systems within a community. These include: Hiking only trails for both natural and low use areas and core community areas; Pedestrian and Bicycle trails for core community areas; and, a Bicycle, Hiking and Equestrian trail system combined in one easement. Again, although these trails standards may be appropriate for various development and open space areas within the Town of Yucca Valley, the Bicycle, Hiking and Equestrian Design Standard for low use and natural areas is the most adequate for an integrated trail system within the community.

Exhibit III- 8
Trail Design Standards
CORE DESIGN STANDARD

Pedestrian and Bicycle



Bicycle, Hiking and Equestrian
Combined in One Easement

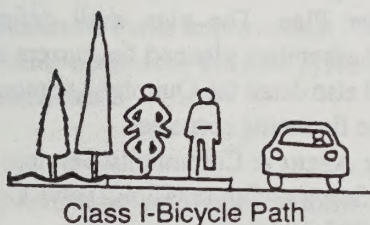
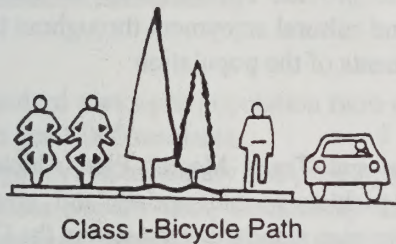


Bicycle-ways

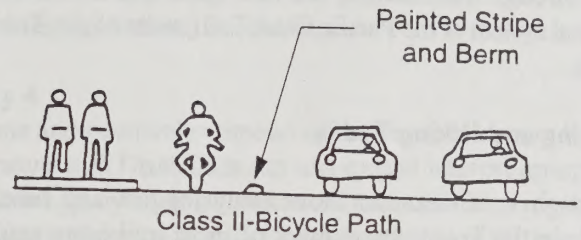
Opportunities for bicycling can decrease vehicular traffic. Bicycles account for 15% or more of daily trips in many areas of the community, due to the favorable terrain and climatic conditions that exist in the Town of Yucca Valley and the vicinity. Nationwide, it is estimated that 40% of the population owns bicycles. The nationwide bicycle ownership percentage applied to the Town's projected 2013 population of 29,981, indicates that 17,989 bicycles could be used in the community for utilitarian or recreational use. Of the three classifications of bicycle-ways that follow, only two, Class I and Class II, will be considered. A Class III Bicycle-way classification would be located only on Highway 62 and Old Woman Springs Road. This is to be a multi-use trail system, a Class III Bicycle-way is limited to bicycles and motor vehicles only.

Bicycle-way Classification

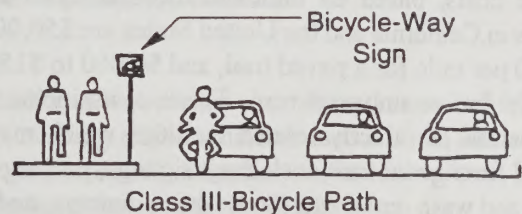
1. Class I Bicycle-way-(Bicycle path or trail) Provides a completely separated right-of-way designated for the exclusive use of bicycles. Interaction between pedestrians and vehicles is minimized.



2. Class II Bicycle-way-(Bicycle lane) Provides a restricted right-of-way designated for the exclusive or semi-travel use of bicycles with through-travel by motorists or pedestrians prohibited, but with cross flows of pedestrian and motor traffic permitted.



3. Class III Bicycle-way-(Bicycle route) Provides for a right-of-way designated by signage or permanent markings with shared use with pedestrians and/or motorists.



Equestrian Trails

The equestrian ridership generated within the Town is estimated at 200 members within the Horseman's Association, and hundreds of additional horses with riders who do not belong to the Association. In addition, an unknown number of horseback riders could be attracted to pass through the Town if the trail system is linked to a regional system or the Pacific Crest Trail, west of the Town limits.

Jogging and Hiking Trails

Although it is unknown how many joggers and hikers reside in the Town, the number of these trail users could grow substantially if safe and convenient facilities were to be developed through scenic, open space areas.

Costs

The costs to develop a trail system can be significant when considering land acquisition, trail construction, and continuing operation and maintenance. Therefore, it is important to secure the use of appropriate easements from utility companies, public and private, whenever possible. Taking into consideration construction costs only, the average costs, based on the estimations of open space agencies in California and the United States are \$50,000 to \$80,000 per mile for a paved trail, and \$6,000 to \$15,000 per mile for an unpaved trail. These costs include the construction of directly related facilities which may be required for a given trail, including: signage, parking lots, bridges and wash crossings, landscaping, fencing, and rest stations. Costs associated with land acquisition can vary significantly depending on the value of lands for other uses. According to the Marin County Open Space District, an annual operating cost of \$50 to \$60 per acre of managed trails was reported for the year of 1989¹¹.

Funding Programs and Mechanisms

A variety of funding mechanisms and other methods are available to secure trail right-of-ways, and to construct and maintain these facilities. These include but are not limited to monies from the Local Transportation Fund, Adopt-A-Trail programs, donated labor and materials, and conservation easements¹².

11 San Bernardino, San Bernardino County General Plan, San Bernardino, CA, August, 1991, App. Page 71.

12 Telecommunications with Dean Beyer, Finance Director, Town of Yucca Valley, January 12, 1994.

FUTURE DIRECTIONS

A multi-use trail system within the Town of Yucca Valley will permit hikers and riders to more fully explore and enjoy the Town and its environments. Trails shall follow and complement natural features such as natural water courses and usable mountainous areas offering a variety of surroundings and terrain. In areas of gentle topography, bicycle paths should be developed in conjunction with these trails. Interest in bicycling, hiking, and equestrian activities runs high in the Town and surrounding area, and an extensive trail system will provide another type of recreational opportunity, offering a change of environment and enhancement of the quality of life for the community's residents and visitors.

PARKS

GOALS, POLICIES AND PROGRAMS

GOAL 1

A multi-use, quality system of parks, and recreational areas that support a broad range of activities, as well as cultural, and passive open space enjoyment opportunities for current and future residents.

GOALS 2

An enhanced and expanded park and recreational system designed to provide opportunities for healthful active, passive, and cultural enjoyment throughout the Town and to all segments of the population.

POLICY 1

Develop a and Trails Master Plan which will assure adequate parklands, and update and meet developed parkland acreage standards as stated in the Quimby Act.

Program 1.A

Initiate a comprehensive study to result in a Parks and Trails Master Plan. The plan shall define the types, amounts and amenities planned for current and projected needs. It shall also detail the Quimby Act requirements and other feasible financing scenarios.

Responsible Agency: Community Services Department; Community Services Commission; Town Council

Schedule: 1995-1996

Program 1.B

A facilities analysis shall be performed on a neighborhood basis to consider and plan to meet the needs of the surrounding residents when developing the Parks and Trails Master Plan.

Responsible Agency: Community Services Department; Community Services Commission

Schedule: Immediate; Continuous

Program 1.C

A town-wide park facilities analysis shall be performed to adequately assess the parklands and facilities needed specific to a future Community Center park. This analysis shall be incorporated into the Parks and Trails Master Plan.

Responsible Agency: Community Services Department; Community Services Commission

Schedule: 1995-1996

Policy 2

Plan, develop, and maintain quality outdoor recreational and open space areas, which utilize and enhance the unique aspects of the desert environment and are properly developed for the enjoyment of residents and visitors.

Program 2.A

Investigate the broad range of possible sources of purchase financing and operating revenue, including park development fees and donated lands, as collected in accordance with the Quimby Act, and other financing programs offered by the State.

Responsible Agency: Community Development Department; Community Services Departments; Community Services Commission; Planning Commission; Town Council

Schedule: Immediate, Continuous

Program 2.B

Implement a standard parks-per-population ratio of five acres of parkland per 1,000 residents.

Responsible Agency: Community Development and Community Services Departments; Community Services Commission; Planning Commission; Town Council

Schedule: Immediate, Continuous

Policy 3

Organize and implement a Parks Improvement Program to provide improvements needed for the park system to meet current and projected needs.

Program 3.A

Develop and implement a parks improvement program based upon a Parks and Trails Master Plan which provides expanded and enhanced parks and facilities through the provision of adequate security lighting, grass areas, and other improvements for optimized and safe recreating.

Responsible Agency: Community Services and Community Development Departments; Community Services Commission; Town Council

Schedule: Immediate, Continuous

Program 3.B

Install proper irrigation systems and institute proper turf management, in accordance with Town water conservation strategies, on all playing or open areas (as determined in the proposed Parks and Trails Master Plan) to enhance use and to make parks cooler and more comfortable.

Responsible Agency: Community Development Department; Community Services Department

Schedule: Immediate, Continuous

Policy 4

Review and positively respond to the requirements in the Americans with Disabilities Act and special interest groups to assure provision of enhanced accessibility in the planning and design of parks areas, recognizing the needs of the disabled, senior citizens, and others with special needs.

Program 4.A

Enhanced accessibility shall be included in the planning of park areas, in accordance with the Americans With Disabilities Act, including increased wheelchair accessibility, rest rooms, and other requirements needed for the elderly and physically handicapped.

Responsible Agency: Community Development Department; Community Services Department

Schedule: Immediate, Continuous

Policy 5

Evaluate alternative revenue sources, and use other forms of park financing and acquisition methods, to fund the purchase, improvement, and maintenance of the Town park system, in accordance with the Quimby Act.

Program 5.A

Coordinate the establishment of an "Adopt a Park" or comparable program, allowing volunteer groups and individuals, such as the Rotary Club and the Yucca Valley High School's Spider Program, to take charge of maintenance, funding, and equipment needs for a developing park.

Program 5.B

Vigorously pursue grant programs sponsored by public agencies, private groups, and foundations for park or open space purchases, development, and maintenance.

Responsible Agency: Community Services Department

Schedule: Immediate, Continuous

Policy 6

Consider construction of a community gymnasium and determine the feasibility and appropriateness of developing the full range of active and passive park space and

facilities, including a community sports park and aquatic complex, ballfields, nature parks, trails and other facilities.

Program 6.A

As part of the planning process for the preparation of the Parks and Trails Master Plan, determine the feasibility and appropriateness of a community aquatic complex, and estimate primary costs and possible financing.

Responsible Agency: Community Services Department; Community Service Commission

Schedule: 1995-1996

Program 6.B

Develop and implement plans for the construction of a community gymnasium complex in the Community Center area to broaden active recreational opportunities as well as serve as much needed emergency shelter facility.

Responsible Agency: Community Services Department; Town Council

Schedule: 1996-1998; Continuous

Program 6.C

In the preparation of the Parks and Trails Master Plan, consider the development of North and South Parks as passive nature facilities using interpretive nature trails to educate visitors on flora and fauna of the area by developing nature trails with signs and markers.

Responsible Agency: Community Services Department

Schedule: 1995-1996

Program 6.D

Parking areas should be developed in an aesthetic manner, integrating native plant materials to the greatest extent practical and appropriate. Native or complementary building materials shall be used to preserve the natural qualities of Yucca Valley's parks.

Responsible Agency: Community Services Department

Schedule: Immediate; Continuous

Program 6.E

Evaluate the feasibility of establishing active joint-use agreements with all private non-profit organizations which have recreation facilities such as playfields and multi-purpose rooms. These agreements can help alleviate demand on existing parks and add flexibility to program scheduling while mandatory developed acres of parkland are being developed.

Responsible Agency: Community Services Department

Schedule: Immediate; Continuous

Program 6.F

Evaluate the feasibility of and encourage the development of public-private partnerships for the creation, maintenance

and expansion of park and recreational facilities.

Responsible Agency: Community Services Department

Schedule: Immediate; Continuous

Policy 7

Parklands development will be accomplished in a manner that remains consistent with the Open Space and Conservation Element, promoting water conservation and the preservation of the Town's natural resources.

Program 7.A

The Community Services Department shall confer with the Hi-Desert Water District and other specialists, developing, and implementing water conservation measures that use xeriscape techniques, and desert landscaping.

Responsible Agency: Community Services Department

Schedule: Immediate; Continuous

Policy 8

Encourage the addition of parks in areas relatively isolated from existing community and neighborhood park facilities.

Program 8.A

Identify, designate, and promote the development of neighborhood parks in Yucca Mesa, Rancho Mesa, and other neighborhoods identified as being in need. Implementation strategies shall also be developed to secure lands and assure that identified needs are met.

Responsible Agency: Community Services Department.

Schedule: 1995-1996

Program 8.B

Consult and coordinate with San Bernardino County and the City of Twentynine Palms regarding the location and development of regional parklands serving the entire Morongo Basin.

Responsible Agency: Community Services Department; San Bernardino County Parks and Recreation; City of Twentynine Palms

Schedule: Immediate; Continuous

Policy 9

Participate in promoting parks events within the Town to encourage public participation in sports and other community service activities.

Program 9.A

Publish a Park Brochure, showing the location of all parks, the facilities they offer, and information on multi-use trails and access to other open space areas.

Responsible Agency: Community Services Department

Schedule: 1995-1996; Continuous

TRAILS GOALS, POLICIES AND PROGRAMS

GOAL

An optimally utilized community system of multi-use equestrian, bicycling, and pedestrian trails, with rest areas and other amenities, which conveniently link existing and proposed open space and recreational areas within the Town of Yucca Valley.

Policy 1

Incorporate a multi-user trail system into the Parks and Trails Master Plan, which will link many parkland and open space destinations.

Program 1.A

In conjunction with the preparation of the Parks and Trails Master Plan, develop a local system of trails and Town specific standards that compliments and interconnects with existing and proposed regional, federal, state, and local trail systems.

Responsible Agency: Community Services Department
Schedule: 1996-1997; Continuous

Program 1.B

Develop a continuous network of sidewalks and/or separated multi-use paths connecting housing areas with major activity centers and additional trails leading into Town.

Responsible Agency: Community Services Department
Schedule: Immediate; Continuous

Program 1.C

Develop a continuous network of bicycle lanes and paths to connect neighborhoods with major activity centers and regional bicycle routes.

Responsible Agency: Community Services Department
Schedule: Immediate; Continuous

Program 1.D

Hitching posts shall be placed at appropriate locations including trail heads or park, and bicycle racks shall be placed at commercial centers, parks, transit stops, trailheads, and schools in order to encourage equestrian and bicycle riding.

Responsible Agency: Community Services Department
Schedule: Immediate; Continuous

Program 1.E

Coordinate with County, State and Federal agencies to develop a portion of its trails system to provide local linkage to the Pacific Crest Trail on the eastern edge of the

San Bernardino National Forest.

Responsible Agency: Community Services Department, County of San Bernardino, Federal Agencies

Schedule: As funding permits; Continuous

Policy 2

Prepare a Capital Improvement Program section for incorporation into the Parks and Trails Master Plans for trails, bicycle lanes, and paths that will remain consistent with the Parks, Recreation, and Trails, Open Space, Mineral, Energy and Conservation, and Circulation Elements.

Program 2.A

Develop and adopt a regular inspection and maintenance program that addresses the condition, maintenance, and safety of the trails system.

Responsible Agency: Community Services Department
Schedule: Immediate; Continuous

Program 2.B

Coordinate the establishment of an Adopt-A-Trail or comparable program as a means of allowing volunteer groups and individuals, such as the Rotary Club and the Yucca Valley High School's Spider Program, to participate in trail maintenance and development.

Responsible Agency: Community Services Department
Schedule: Immediate; Continuous

Program 2.C

Establish or adopt sign standards to designate the various types of trails and their locations.

Responsible Agency: Community Services Department
Schedule: Immediate; Continuous

Program 2.D

A standardized safe crossing sign to warn motorists of impending trail crossings shall be permanently installed by the Town and located in advance of all trail intersections with streets. A safe crosswalk for all trail users shall be located at appropriate intersections at Highway 62 and State Route 247.

Responsible Agency: Caltrans; Community Services Department

Schedule: Immediate, as funding permits; Continuous

Program 2.E

Post trail signs to indicate the name, destination, and mileage and shall identify hazard areas and safety precautions. Signs shall be designed and placed in accordance with the standards established in the Town of Yucca Valley Master Parks Plan.

Responsible Agency: Community Services Department

Schedule: Immediate, as funding permits; Continuous

Policy 3

Evaluate and utilize all available State, federal, and other funding sources, such as grants and loans, for acquiring and maintaining recreational trail facilities, and pursue identified funding sources as available.

Program 3.A

Implement and use developer's in-lieu fees, park development fees, donated lands, in addition to other revenue sources, for the design and construction of a Master Trails System.

Responsible Agency: Community Services Department

Schedule: Immediate; as funding permits; Continuous

Program 3.B

The Town shall regularly review the availability of and make application for grants and fiscally responsible loans from state and federal sources to fund securing, constructing and maintaining the Town trails system.

Responsible Agency: Community Services Department

Schedule: 1995-1996, Continuous

Policy 4

Plan, coordinate and cooperate with local utility purveyors, County Flood Control District and other appropriate parties to include the development of a multi-use trail system within easements and rights-of-way to the greatest extent possible.

Program 4.A

The Town shall institute joint agreements and encroachment permits, where appropriate, with the public and private sectors (utility companies, Hi-Desert Water District, development companies, flood control districts, and home owners associations) that control easements and unused rights-of-way for the purpose of incorporating such lands into permanent trail linkage throughout the Town.

Responsible Agency: Community Services Department; other interested parties

Schedule: Immediate; Continuous

Policy 5

Review new residential developments for their potential to incorporate appropriate pedestrians, equestrian, and bicycle trail connections to the Town-wide recreational system.

Program 5.A

The Town and Planning staff shall routinely analyze development proposals and determine the appropriateness of incorporating trails into project design.

Responsible Agency: Community Development

Department; Community Services Department

Schedule: Immediate; Continuous.

Program 5.B

When appropriate and feasible, new development shall provide bicycle lanes and paths, as well as secure bicycle storage and parking facilities within the development for the benefit of its residents and guests.

Responsible Agency: Community Development Department; Community Services Department

Schedule: Immediate; Continuous

Program 5.C

New development projects shall be required to dedicate easements for multi-use or single use trails which adjoin the development in accordance with the proposed Parks and Trails Master Plan.

Responsible Agency: Community Services Department

Schedule: 1995-1996; Continuous

COMMUNITY DESIGN ELEMENT

PURPOSE

The purpose of the Community Design Element is to define, direct and guide coherent and satisfying patterns of development for the Town of Yucca Valley. Buildings and the exterior spaces around them subtly and profoundly shape the image of the community. This Element helps to establish basic criteria, to promote good and thoughtful design, and to enhance community cohesiveness and coherence. The design of the community and its physical development should reflect the essential values of the residents. In this regard, this Community Design Element provides a general set of principles that will guide decision makers in the design review process.

The Community Design Element is intended to describe and define the essential design issues particularly relevant to Yucca Valley. These include the high value placed on the Town natural resources and their enjoyment.

BACKGROUND

The Community Design Element is directly related to the Land Use, Circulation, and the Scenic Highways Element. Attitudes toward land use, traffic, community health and safety, and environmental systems are directed toward continuity, uniqueness and a sense of place specific to Yucca Valley. On a level more focused than the broad considerations of land use and traffic impacts, the Community Design Element helps define the environmental sensitivity of Yucca Valley and the desire to preserve the best qualities of rural living, while addressing the more practical and functional needs of the community.

California law clearly recognizes the need for and the appropriateness of community design standards and criteria for development within the community. These include Government Code Section 65302(a), which addresses standards that affect population density and building intensity. Also applicable are local empowerment for preservation of open space lands as set forth in Government Code Sections 66477 and 66470. Most relevant is Government Code Section 65302, which states that "the General Plan shall consist of a statement of development policies and shall include diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals."

Other examples of legislation that have required the community to adopt design standards include: the 1990 California Legislature enactment of Assembly Bill 325, the Water Conservation In Landscaping Act, which recognized the state's responsibility in mitigating the effects of urbanization on its finite water resources, and the potential savings from water conserving landscape practices. Among other things, this act requires local governments to prepare water efficient landscape ordinances that reduce potential consumption by specific amounts.

In sustaining and enhancing the quality of life in the Town of Yucca Valley, the community clarifies and puts into effect the essential goals and policies of the General Plan. Environmentally sensitive design is essential to the preservation and enhancement of the rural character of the community. The scale and scope of land use patterns, management of transportation and flood control facilities and community open space and conservation areas that address the human, as well as the greater environment, must reflect the community as envisioned in the General Plan.

Integrating Natural Systems as a Basic Strategy

Because of the substantial effect development and population growth have on the environment, it is essential that the future of Yucca Valley include a thoughtful integration of the natural environmental systems with those of the built environment of the community. Through a holistic picture of the mature Town, and sensitivity to site-specific design/development, these ideas are providing the basis for innovative uses of old and new approaches. Flood channels, for instance, are considered not only as storm drains, but also as opportunities for development of wildlife corridors, and as enhanced open space for hiking, equestrian and biking trails. The Town General Plan also espouses resource conservation practices such as building designs that conserve energy, reduced exposure to toxic materials in the environment, and reduced demand for water and reintroduction of the desert into the built environment. Recycling reduces landfill wastes and conserves precious resources while expanding economic growth and opportunity (See Public Buildings, Facilities and Utilities Element).

Philosophical Basis of the Community Design Element

The philosophic basis of community design is most important in its effect on the actual design and physical development of the Town. With major highways bisecting and quartering the community, the geography of Yucca Valley, and the dependence on and commitment to automobile travel, sustaining the character and quality of life in Yucca Valley depends on three major areas of focus: continuity, uniqueness and "placemaking."

Continuity

The continuity of Yucca Valley is a recognition and continuation of those characteristics that have been handed down over time, and that create connections to the natural and historical features of Yucca Valley and the Morongo Basin. The challenge of living in the desert is undeniable and demands respect for the larger environment and the history and character of the community. Quality development with a sense of permanence and character, attention to maintenance, and development of buildings and places for multiple use are the backbone and the reflection of community pride in design.

Continuity in design can be maintained through an adherence to southwestern and other environmentally sensitive architectural styles and integration of desert landscaping into development plans. A variety of styles provide wide-ranging possibilities for compatibility and variety. These include adobe, mission style and modern derivations of both, including Southwest Rancho influences, which share the same constraints and opportunities of living in a dry and sunny environment. The use of native and other drought-resistant landscaping also extends the continuity of the desert into the built environment. The use of rocks and boulders further enhances the continuity of the built with the natural environment.

Uniqueness

Yucca Valley's natural setting has highly recognizable characteristics that define the Town as a unique and special place. By integrating the natural environment through thoughtful grading and revegetation, and the use of building and landscape materials indigenous to the area, the rural character of the community can be preserved and enhanced. With world-class environs that attract artists, movie makers and mountaineers as frequent visitors and residents, Yucca Valley has unique and valuable assets upon which to build.

The uniqueness of Yucca Valley can be preserved in the residential neighborhoods by limiting the amount of grading

on larger residential lots and encouraging the re-integration of local and other drought-resistant vegetation into landscape and revegetation plans. As the essential symbol of the community, the Yucca brevifolia or Joshua tree, should be preserved to the greatest extent practical and integrated into residential, commercial, industrial, institutional and open space lands. The emulation of the natural landscape and the enhancement of wildlife habitat furthers the unique qualities of the community.

Placemaking

The sense of continuity alive in Yucca Valley, and the unique environment for living and visiting, provide the basis for the establishment of Yucca Valley as a "place" or destination of distinction. Existing and future development shall concentrate on quality design, materials and craftsmanship as essential to assuring buildings and other aspects of the built environment of which the community can be proud. Moreover, quality design in most thoughtful development need cost no more than insensitive design. The near and long-term benefits to the community of well conceived design and quality development are significant.

Yucca Valley, Joshua Tree National Park and the local environs of the Mojave Desert are destinations for more than a million visitors each year. The creation of a sense of place begins with the embracing of the unique environment, the continuity of which is an essential goal of the General Plan. While the historic development of the area is of interest to many people and should not be neglected, it is the growing interest in open space, nature and wilderness experiences that can provide the basis of "placemaking" in Yucca Valley.

Context and the Opportunities for Contrast

There are two contexts to take into account in Yucca Valley: the beautiful and delicate desert environment, and those portions of the built environment that we cherish and hope to preserve. For instance, residential development proposed on a highly exposed slope, and an in-fill industrial building plan will require distinctly different design review.

In every instance new development shall be required to respect its location and the scale and character of the surrounding built environment, while other concerns will stand out when considering various types of proposals.

Design concepts should fit into the neighborhood context and support the visual unity of the area. The most important action the Town can take is to insist that architectural and landscape designers respect the positive qualities of the

existing environment. Each neighborhood can be viewed as an opportunity to establish a stronger sense of unity. By encouraging a sense of cohesiveness, buildings can be designed and sited to create an overall effect greater than the individual parts.

Harmony/Disharmony

The character of a community can also be defined by the harmony or disharmony of development and the built environment. While opportunities exist for contrasting architecture and site planning, retaining the scale and rural orientation of the community limits the range of acceptable design contrasts. Adhering to limited building heights, the use of natural materials and earth colors for building surfaces, and the generous integration of open space into community design concepts are more in keeping with the essential character of Yucca Valley.

Nonetheless, flexible and sensitive design evaluation and the ability to see the positive qualities of various architectural styles are also essential to a responsive design review process. If quality design is lacking and cannot be secured from the developer or architect, then unsatisfactory development proposals shall not be approved. Sensitive design harmonizes with surrounding buildings, avoids disruptive excesses, and does not overtly compete for attention. Contrasting design approaches should avoid being abrasive and seek a civilized and lively integration with the existing and planned built environment. It is equally important not to homogenize the design elements of a neighborhood, leaving it either as an eclectic collection of styles, or as a boring repetition of elevations, roof lines and building materials and colors.

Criteria for Evaluating Building and Site Design

The evaluation of building and site design should focus on the relationship of new and in-fill development to other structures and the larger environment. Scenic, architectural, landscape architectural resources, and the established character of an area, provide basic design parameters for proposed development. Planning and design criteria assist in determining a project's compatibility with the area. These criteria include:

- * Site Analysis and Development Planning
- * Building Height
- * Setbacks
- * Proportions or Massing
- * Pattern and Rhythm of Structures

- * Roof Types
- * Surface Color and Texture
- * Building Projections
- * Architectural Details
- * Landscape Architectural Treatment
- * Viewsheds within and around projects

Site Analysis and Development Planning

In all development, site analysis is one of the most important and frequently under-exploited opportunities to understand the limitations and possibilities of the site. For instance, concerns about development on exposed sites with scenic resources highly valued by the community can unnecessarily conflict with goals of the developer. Site analysis and efficient development staging can help limit the amount and cost of grading, can maximize lot and building orientation, and provide a site and structure that optimize the opportunities and the constraints on the development site.

Building Proportions, Height and Setbacks

The height of new structures should be similar to and compatible with other buildings in the vicinity, and with the goal of preserving and enhancing design qualities of the built environment while preserving viewsheds. Setbacks should be compatible with those of surrounding structures and scenic resources, providing building presence without allowing the structure or development to dominate other buildings, the streetscape or the natural scenic viewshed.

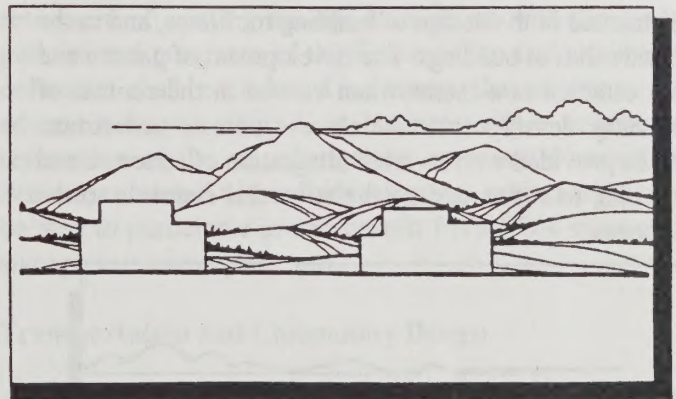


Exhibit III-9: Proper Massing of Buildings Preserves Scenic Views.

The proportions of proposed residential, commercial or industrial structures will also affect their compatibility with site and surrounding conditions. Establishing a relationship

between existing and planned development must be carefully considered. New development may set a standard that is meant to rejuvenate a neighborhood, giving it greater influence in establishing future design criteria for that neighborhood. In other instances, it will be more appropriate for new development to be equivalent or subordinate to older structures and the prevailing development pattern. Generally, however, height and width of building elevations should not be dramatically out of character with existing neighborhood development or natural scenic viewsheds.

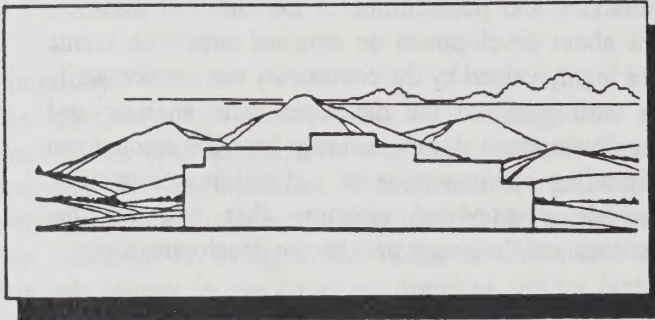


Exhibit III-10 Improper Massing Blocks Views

Pattern and Rhythm in Community Design

Nature makes and human communities strive to adopt natural and instinctively pleasing patterns and rhythms of motifs and massing in community development. How well these elements are handled can range from harmonious to dissident relationships. The recurrent alteration of peaks and slopes of the hills and the mountains can be emulated and complemented in the design of building roof lines, and in the space and solids of buildings. The development of pattern and rhythm establishes a theme when viewed in the context of surrounding development. At close quarters, pedestrians should be provided with a varied integration of structure and landscaping to soften and tie the structural elements to the natural ones.

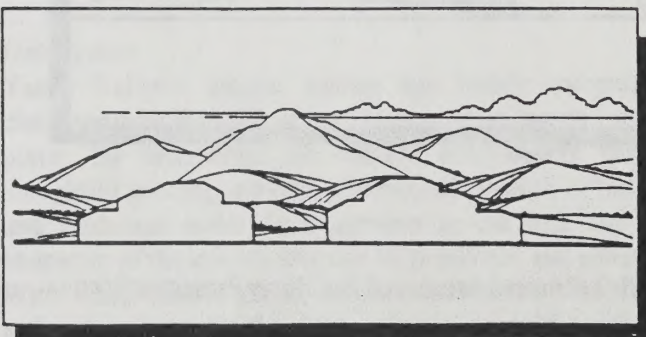


Exhibit III-11: Building Massing, Roof Lines and Mountains Backdrop

Roof Types and Materials

The rhythmic patterns in new buildings and landscape architectural treatments should complement and integrate with the established structures and surrounding natural environment. Roof types and materials can play a critical role in either complementing or degrading the natural scenic viewshed.

Roof types, from flat to multiple arrays of hipped roofs, provide a range of possibilities for contrasting or imitative treatment. Unnecessary building heights are frequently related to roof design and the desire to create a particular type of space within the structure. Roof design must be balanced with the building elevation it helps to create. The same design concerns of scale, pattern and rhythm are applicable to the compatibility of roof design and materials.

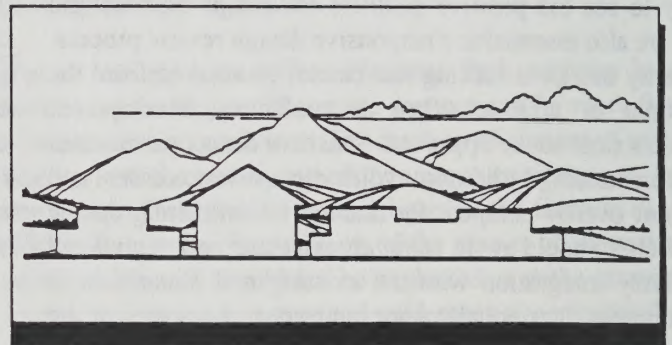


Exhibit III-12 Roof Types and Roof Lines, and Mountains Backdrop

Surface Texture and Color

Prevailing sunny conditions in conjunction with the light color of the surrounding desert and light vegetation make the selection of surface texture and color especially critical compatibility issues. Surfaces that emulate the coarse, warm tones of the surrounding valley and hills are highly desirable, while slick and shiny finishes produce glaring surfaces that do not integrate with the viewshed or are not pleasing to the eye. However, the emergence of post-modern and other hybrid architectural styles, with their juxtaposition of architectural motifs and the use of contrasting, unusual colors and building materials, are examples of how contrast can be made compatible within broader standards.

Surface texture differs from patterns and rhythm in that texture is provided on a substantially reduced scale and

seldom acts as a strong design element that is equal in effect to architectural pattern or massing. Styles change with time and while the use of strong color may play a dominant part in the design of structures, color is easier to change once development has occurred. The use of texture ranges from smooth adobe-type stucco or plaster to fluted, split-face concrete aggregate block. As with other elements of design, texture must be used carefully so as to complement the overall design while being compatible with surrounding materials.

Building Projections and Architectural Details

Much of a building's design is expressed in the detail and projections that grow out of the building envelope. Building projections and other architectural details play important functional and aesthetic roles in a building's efficiency as shelter and appearance. Providing privacy and screening from the elements, projections and architectural detail also affect how well the building harmonizes with surrounding development. The use of porches and verandas can further enhance residential living space and provide protection from sun and wind. While simple and ornate architectural detail may each represent legitimate design principles, buildings of each style may clash or contrast with surrounding development, and suffer from the comparison. The appropriateness of a particular building design must be viewed within the context of the building's natural setting and man-made environment.

Site Planning and Community Design

Site planning involves the distribution of buildings, parking, driveways and landscaped open space areas over a site. It establishes the development's relationship to the street and surrounding lands. The impacts of site design are not always easy to visualize and assess without the development of a detailed site plan. Frequently, the complexity or importance of a proposed development may require the preparation of perspective renderings of the plan and structures.

Those exercising judgment on site planning and project design matters should take care not to allow artistic applications of color, landscaping and graphic eye-wash to obscure or misrepresent the final product as it will actually appear on the development site. Together with building architecture, site planning is the critical design parameter determining the compatibility of proposed development with the existing development in the area and the character of the community.

Special Design Areas

In addition to the architectural character of community design, other elements must be addressed when considering the

community as a whole. These include areas with important landmarks and focal points, which lend identity and character to the community. Landmarks or focal points may include natural, historic, architectural, or cultural areas of interest. Landscaping elements, monumentation, signage, site furnishings, and open space areas should all be considered in the development standards and policies for landmark or focal point enhancement.

Special design areas that should also be given standing in community design include major entry points to the Town and its neighborhoods. Important opportunities exist for the noticeable and distinctive transition from, and acknowledgment of, an individual neighborhood's character. Entry points into the incorporated boundaries of the Town of Yucca Valley offer vitally important opportunities as special design areas.

Entry points offer the opportunity to incorporate many of the elements of community design into a quality entry statement. The provision of adequate area for significant landscape or architectural treatment, Town or neighborhood entry signage, special paving, and other identifiable treatments all lend character and identity to the community.

Signage and Viewsheds of Public Rights-of-Way

The commercial corridors of the community are the most frequently traveled and impacted by signage of businesses attempting to make their existence and location known. The retirement of existing signage inconsistent with the goals, policies and programs of the General Plan and applicable ordinances, shall be conducted in a manner that minimizes the adverse economic impact on business, while assuring a restoration of the viewshed along commercial corridors. Businesses located within Redevelopment project areas may be able to participate in and benefit from RDA sponsored signage renovation programs.

Transportation and Community Design

As the community continues to develop, it will be faced with a broad range of transportation-oriented community design issues and details. Development design issues and details that must be given careful attention include street signage, entry point monument signage, commercial signage, street lighting levels and fixtures, bus turnouts and shelters, curb and pavement treatments, median island and parkway design and landscaping, roadway reflectors and guard rails, bike lanes and other on-road graphics, and utility structures and facilities. Items as simple as sidewalks must be given careful

attention to assure pedestrian and large animal safety while preserving the rural character of the community.

The Highway 62 corridor is an essential and critical component of community design in Yucca Valley, providing arterial circulation while effectively bisecting the Town. Many functional and community design goals can be achieved through the detailed design and planning for Highway 62's ultimate build out. However, there is a significant lack of pedestrian and large animal access and business trips are almost exclusively by car, despite close-by residential neighborhoods. Master planning Highway 62 is essential to the establishment of the Yucca Valley character and identity, and enhancing its service functions within the context of the overall design goals of the community. The safe, functionally efficient and aesthetically pleasing design and construction of Highway 62 will be a key element in the Town's overall economic health and prosperity. This highway serves numerous regionally generated traffic demands. Therefore, its upgrading and maintenance should also be the responsibility of federal, state and county agencies.

Methods of Financing Community Design and Development Programs

The Town of Yucca Valley has several opportunities to finance the creation of a coherent and pleasing community design program. The first and by far the most significant source of financing will come from the development community. Developers and their projects can establish the character and ambiance of the built environment. What they build can provide not only site-specific, but also off-site improvements, including landscaping in the public rights-of-way, revegetation of drainage facilities, enhanced signalization and traffic systems, and other contributions to community design.

The Town Redevelopment Agency is in a unique position to facilitate joint public/private partnerships that encourage development that is sensitive to the design goals of the community. The Agency's powers of tax increment and other bond financing are powerful tools for promoting redevelopment through enhanced community design.

Other Agency help may include participation in exchange for enhanced architectural and landscape treatments, dedication and improvement of open space adjacent to development and major roadways, and shared parking arrangements that facilitate redevelopment goals while meeting needs of developers and businesses.

The Town is also a recipient of federal Community

Development Block Grant (CDBG) monies that can be used for a variety of purposes, including meeting community development and design goals. The block grant program is administered through the San Bernardino County Office of Economic Development, with funding on an annual basis. As an integral part of the Town's on-going search for public project funding, a grant search and application program shall be developed within Town Hall that tracks the full range of state and federal grant programs, including those programs meant to benefit communities heavily impacted by or dependent upon U. S. military installations. Economic revitalization programs are being developed to help ease the transition to a broader economic base. Enhancing the area's appeal to tourism as a means of broadening the local economy would be an appropriate use of federal grant monies.

The funding of planning, engineering and construction of a Highway 62 master plan should also be shared with a wide variety of governmental agencies. The use of this highway for defense and national park access, as well as access for county residents, argues for funding assistance from various sources. While at this writing (1995) federal sources of funding appear most promising, this type and level of assistance and the priorities that are funded may change and may not always be targeted toward communities with circumstances similar to those of Yucca Valley.

FUTURE DIRECTIONS

The Community Design Element can be implemented by several mechanisms, which include the thoughtful application of the other Elements of the General Plan, the Town Development Code, and through Redevelopment Plans and Specific Plans for project areas. The most effective instrument will be the Development Code, which sets forth specific standards and establishes design parameters for site planning and building design. On the zoning district level, the Development Code will assure that development occurs in a manner consistent with the design goals of the community.

COMMUNITY DESIGN GOAL, POLICIES AND PROGRAMS

GOAL

An integrated, coherent and flexible set of principles that direct community judgment on land use, environmental, ecological, economic, aesthetic and spiritual values and aspirations of the Town of Yucca Valley.

Policy 1

Strive to achieve and maintain community design standards consistent with its character as a low density, rural residential community that also provides regional commercial and professional services.

Program 1.A

Periodically report on the implementation of the Land Use Element and make recommendations to the Planning Commission and Town Council to assure that residential densities and commercial development are appropriately distributed.

Responsible Agency: Community Development Department
Schedule: Annually

Policy 2

Establish and maintain appropriate community standards setting architectural and design parameters for future development, which protect the community's scenic viewsheds, provide community cohesion, and enhance the image of Yucca Valley as a quality rural community.

Program 2.A

Prepare and maintain an appropriate comprehensive Development Code/Zoning Ordinance, which defines the design parameters within which development in each zoning district must perform.

Responsible Agency: Town Council; Planning Commission; Community Development Department
Schedule: 1996; Review annually

Program 2.B

A comprehensive application package and document outline shall be prepared to guide the development of Specific Plan documents, Conditional Use, Development Plan and other permits, and assure a thorough review of all community design issues.

Responsible Agency: Community Development Department
Schedule: 1995-1996

Policy 3

Encourage the design of single family residential neighborhoods that create a recognizable sense of place and provide a secure and safe neighborhood.

Program 3.A

Encourage the use of curvilinear site planning in new development, varying setbacks with adequate minimums, and varying designs, elevations and facade articulations.

Responsible Agency: Community Development Department
Schedule: Immediate; Continuous

Policy 4

Assure that high quality, appropriate, functional and aesthetically pleasing designs are incorporated into multi-family projects, which shall provide safe and well-designed living areas, as well as private and common use areas.

Program 4.A

The Development Code shall include design standards for multi-family development that assure variety of design, the provision of safe and secure common open space, adequate parking and appropriate automobile storage, a comprehensive landscape program, perimeter walls and fencing where appropriate, and neighborhood enhancing design.

Responsible Agency: Town Council; Planning Commission; Community Development Department
Schedule: 1996; Continuous

Policy 5

Require that commercial development proposals include an appropriate level of design that provides a functionally efficient, pleasant and safe shopping experience that maximizes pedestrian circulation throughout.

Program 5.A

Review all commercial development plans to assure pedestrian-oriented circulation, visually and functionally integrated design, safe and convenient ingress and egress, screened loading and other noisy or unsightly areas, protected outdoor seating areas, and the planting of mature landscaping to provide an immediate effect of permanency.

Responsible Agency: Community Development Department; Planning Commission; Town Council
Schedule: Immediate; Continuous

Policy 6

Require the use of Specific Plans to implement the "Mixed Use" land use designation, which may include an integrated mix of commercial, residential, institutional, and professional office uses.

Program 6.A

The Specific Plan overlay shall be applied to all lands designated for "Mixed Use" developments, with plans providing linkages with the various uses by an efficient, internal network of pedestrian, bicycle and other non-vehicular transportation. Enhanced entry and other treatments, and balancing the employment and residential components in these developments shall also be characteristic of these developments.

Responsible Agency: Community Development Department;

Planning Commission; Town Council

Schedule: Immediate; Continuous

Policy 7

Areas of special interest, including entry points, scenic highway viewsheds, landmarks and focal points, shall receive appropriate treatment whether part of a public or private development proposal.

Program 7.A

Routinely require the submittal of detailed landscape architectural and special signage designs for project entries and other special features, which reflect the character of the development, in keeping with community design policies, and the environmentally sensitive and rural character of the community.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous

Program 7.B

Coordinate with Caltrans on the construction, repair and/or upgrading of state highways to assure that community design consideration, such as parkways, median islands and other functional and aesthetic enhancements are integrated into streetscape design.

Responsible Agency: Town Manager; Community Development Department; Community Services Department

Schedule: Immediate; Continuous

Program 7.C

Take every opportunity to integrate native desert landscape materials and site-sensitive architectural designs into all public building projects to impact the community's environmental and rural sensitivity.

Responsible Agency: Community Development and Community Services Departments; Planning Commission; Town Council

Schedule: Immediate; Continuous

Policy 8

Walled or gated commercial and residential developments shall be designed to allow views into these projects in a manner which opens views from the public right-of-way, but which does not compromise privacy, security or interior noise levels.

Program 8.A

Development proposals which include walls shall be reviewed for the appropriateness of integrating wall breaks or fenestration along public rights-of-way.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous

Policy 9

Important or complex areas of the Town shall be designated with a Specific Plan overlay to assure that land use and community design issues are addressed in a broad and appropriate manner.

Program 9.A

Require the preparation of Specific Plans for the Civic Center District, the Gateway Area, Section 32 Study Area, and other areas so designated.

Responsible Agency: Community Development Department; Planning Commission; Town Council

Schedule: Immediate; Continuous

Policy 10

Building heights shall be limited to two stories, unless the need, compatibility and appropriateness of an additional story is demonstrated through the application of pad elevation controls and building setbacks.

Program 10.A

Developments proposing to build three stories or higher shall prepare detailed viewshed and other analyses demonstrating the compatibility of the proposal with surrounding development and viewsheds. Such additional height requests shall require final approval from the Town Council.

Responsible Agency: Community Development Department; Planning Commission; Town Council

Schedule: Immediate; Continuous

Policy 11

All free-standing signage, and all on-building signage shall be limited to the minimum size, scale and number needed to provide functional business identification.

Program 11.A

Prepare and adopt an appropriate sign ordinance which is sensitive to and reflects the desire to preserve the rural, environmentally sensitive character of the community, while providing the signage exposure necessary to assure a thriving commercial district.

Responsible Agency: Community Development Department; Planning Commission; Town Council

Schedule: 1995

Program 11.B

Develop and coordinate the implementation of a signage retirement program, which establishes finite periods, not to

exceed ten (10) years, by which existing non-conforming signage shall be replaced.

Responsible Agency: Community Development Department; Planning Commission; Town Council.

Schedule: 1995-1996

Policy 12

Take every reasonable measure to preserve the value of the community's night sky, establishing maximum lighting levels and permitting fixtures appropriate for the need, use, security, safety and aesthetics.

Program 12.A

Incorporate a lighting standard ordinance which sets specific standards for lighting levels, acceptable types of lighting and fixtures, and location of lighting control in relation to adjoining and nearby properties.

Responsible Agency: Community Development Department; Planning Commission; Town Council

Schedule: 1995-1996

Program 12.B

Develop and coordinate the implementation of a lighting retirement program, which establishes finite periods, by which existing non conforming lighting and fixtures shall be replaced.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous

Policy 13

Incorporate the existing or similar Town image into street signage, planters, benches, streetscape furnishings, and other appropriate applications.

Program 13.A

A comprehensive image development and application program shall be completed to assure the cleanliest and most effective use of the Town logo on all Town vehicles, signage, street signs and other appropriate locations throughout the community.

Responsible Agency: Community Development and Community Services Departments

Schedule: 1995-1996

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SCENIC HIGHWAYS ELEMENT

PURPOSE

The purpose of the Scenic Highways Element is to identify the important scenic highways and major roadway corridors; to identify important and valuable Town entry and focal points; and to identify and develop goals, policies, programs and implementation measures which will enable the community to preserve and enhance scenic highway views as critical community resources.

A scenic highway or corridor is generally defined as land adjacent to and visible from the roadway, including public rights-of-way from which critical scenic vistas can be viewed. The designation of local and State scenic routes is essential for the current and future preservation of Yucca Valley's scenic resources and the Town's recognition as a community of scenic vistas. The Scenic Highways Element is intended to reinforce this concern for maintaining picturesque transportation routes as scenic corridors, and to set forth a goal, policies and programs which address these issues.

BACKGROUND

The Scenic Highways Element is related to and reinforces the goals, policies and programs identified in the Open Space, Mineral, Energy and Conservation, Parks, Recreation, and Trails, Slopes, Sediment Control and Soil Conservation, Biological resources, Land Use, Circulation, and Economic Development Elements.

The Town of Yucca Valley is rich in scenic resources that are unlike those of other regions within California. Located in the geographically diverse area known as the Morongo Basin, between the intersection of the Little San Bernardino Mountains and the Sawtooth Mountains, contrasting snow-capped mountain scenery and vast expanses of desert all contribute to the Town's scenic beauty. Town residents pride themselves on the Morongo Basin's natural setting and indigenous species of flora and fauna, such as Joshua trees and Desert Tortoise. Natural backdrops visible from highways cannot be properly viewed or appreciated if screened by inappropriate buildings and the indiscriminate placement of signage. The Scenic Highways Element voices and reinforces this concern for maintaining picturesque transportation corridors as scenic highways.

Scenic routes can help to attract travelers into a community by adding entry points and focal points to a highway. These entry and focal points offer unique opportunities for the Town to reinforce its identity and character through the inclusion of monuments, memorials, directional signage, or special streetscape and landscape treatments. Focal points can be located anywhere along major routes, including important corners of parks, civic buildings, schools, and historic areas.

Residents and visitors traveling the Town's scenic corridors enjoy a mix of geological and biological resources found in few places in the world. These resources, along with the region's open spaces and clear skies, enhance and contribute to the quality of life in the community.

Scenic corridors offer other benefits to the Town's environment and economy, including creation of a pleasing environment that also presents a favorable image for the community, and protection of environmental resources within the Town boundaries.

California Scenic Highway Program

The State of California scenic highways program was established to provide a program and procedure for designating scenic highways throughout the State. Highways so designated by the California Department of Transportation (Caltrans), are recognized by the placement of "poppy" signs and similar designations on road maps (the logo of the California Scenic Highway Program). Both State Highways 62 and 247 have been designated as "State Highways Eligible for Official Scenic Highway Designation".

Yucca Valley Scenic Highways Program

The Town of Yucca Valley may also establish its own scenic highway designations on roadways with significant scenic qualities. Special consideration of development along these routes helps to assure the preservation of these resources.

A wide range of issues are considered when determining the impact of development on scenic highway viewsheds.

These include the location and massing of structures, building height, signage and landscape treatment. Utility infrastructure can also adversely impact scenic viewsheds, and the location of electric and telephone lines and poles must also be considered.

Scenic State Highways

State Highway 62 is a critical scenic highway that is used by many travelers as a route to Arizona and Nevada, and provides two major entry points into the community. Within the Town limits, this highway also has several important focal points that merit attention and consideration for preservation and enhancement of scenic values. These include intersections with State Highway 247, Sage, and Balsa. Currently, State Highway 62 within Riverside County is a state designated scenic highway.

State Highway 247/Old Woman Springs Road also provides important scenic viewsheds, including those for travelers entering the Town from the Lucerne Valley, Victorville and Barstow areas to the north. This route also is a major entry point into the community and deserves special attention. Exhibit III-13 illustrates eligible State and potential Town Scenic Highways.

Scenic Local Routes

In addition to the designation of State highways as Town designated scenic roadways, local routes with significant existing or potential future traffic may also be designated as scenic local routes. In this regard, Joshua Lane and Pioneertown Road satisfy basic criteria for designation as scenic roadways.

Joshua Lane

Joshua Lane provides unique opportunities to provide critical viewsheds within the community, due to its terminus near the Joshua Tree National Park and focal points such as South Park Peak (elev. 4395 ft.) and Burnt Mountain (elev. 3800 ft.). Its entry points include Highway 62 to the north and Black Rock Canyon, just north of the Joshua Tree National Park, to the south. Joshua Lane, as a southerly extension of Highway 247, provides a continuous scenic corridor through the center of Town and to the entrance to Black Rock Canyon. Joshua Lane extends the picturesque route of Highway 247 with its rural residential atmosphere, high desert hillsides, ridgelines, and mix of Joshua trees and other vegetation.

Pioneertown Road

Pioneertown Road draws people from miles around to view

this unique community, made famous as the site of the movies OK Corral and Shootout. Along Pioneertown Road, travelers can view Mick's Mountain (elev. 4,205 ft.) and North Park Peak (elev. 4,220 ft.) as focal points while they continue through Water Canyon and near the open canyon woodlands of the Sawtooth Mountains.

This road's entry point is located at Highway 62, and has significant potential as a beautiful local scenic roadway. Designation of the Pioneertown Road as a scenic highway can begin a scenic route trend which may eventually reach to Pioneertown and beyond.

SCENIC HIGHWAYS GOAL, POLICIES AND PROGRAMS

GOAL

Preservation and enhancement of natural scenic resources associated with major roadway viewsheds and open space corridors, as essential assets reflecting the community's image and character.

Policy 1

State eligible State Highways 62 and 247, as well as Joshua Lane and Pioneertown Road are hereafter designated as Scenic Roadways in the Yucca Valley General Plan.

Program 1.A

Map those scenic corridors that are designed for scenic roadways and establish development guidelines to protect and enhance scenic values along those roadways.

Responsible Agency: Community Development Department; Town Council; Traffic Committee

Schedule: Immediate; Continuous

Policy 2

Within fiscal and practical limits, enforce the minimum requirements for state scenic highways and land use/design guidelines for Town designated scenic roadways.

Program 2.A

Establish guidelines and design criteria for development along scenic highways to meet the goal of scenic corridor protection for state and locally designated roadways.

Responsible Agency: Community Development Department; Town Council; Traffic Committee

Schedule: 1996-1997; Continuous

Program 2.B

Architectural review within scenic corridors shall include review of building massing and design, heights and setbacks,

and exterior colors and materials which shall remain compatible with the natural environments. The use of natural materials and earth stones shall be encouraged with materials such as reflective surfaces discouraged within the zone.

Responsible Agency: Town Council; Community Development Department

Schedule: Continuous

Policy 3

Provide identity-enhancing treatments at all designated major entries and focal points.

Program 3.A

Develop a program of landscape and architectural treatments for each of the major entry and focal points identified in the General Plan as they become available for enhancement in conjunction with roadway widening and/or adjacent development.

Responsible Agency: Community Development Department

Schedule: Continuous; as development occurs

Program 3.B

Riding, hiking, bicycle and multi-use, trails, and other compatible public recreation facilities, shall be incorporated within scenic corridors.

Responsible Agency: Community Development and Community Services Department; Traffic Committee

Schedule: When funding permits; Continuous

Program 3.C

Explore the feasibility of establishing vista points with interpretive displays, roadside rests, and information kiosks which could be developed at key locations along scenic highway corridors.

Responsible Agency: Community Development Department

Schedule: When funding permits; Continuous

Policy 4

Outdoor operations or storage associated with commercial or industrial development within critical viewsheds shall be restricted and/or made compatible with scenic values.

Program 4.A

Review development proposals along or within the viewshed of scenic highways to preclude development with outside storage and/or to assure operations are adequately screened or restricted to enclosed building to the greatest extent practical.

Responsible Agency: Community Development Department; Town Council

Schedule: Immediately; Continuous

Policy 5

Prohibit or strictly restrict off-premise signs on all designated scenic roadways to maintain the scenic qualities of scenic highway within the Town.

Program 5.A

Adopt a Development Code which prohibits and/or strictly regulates the construction of off-premises signs along scenic highway corridors.

Responsible Agency: Community Development Department

Schedule: After local or state designation of scenic highways is fulfilled; Continuous

Policy 6

All grading and development proposed within scenic highway viewsheds shall be regulated to minimize adverse impacts to these viewsheds.

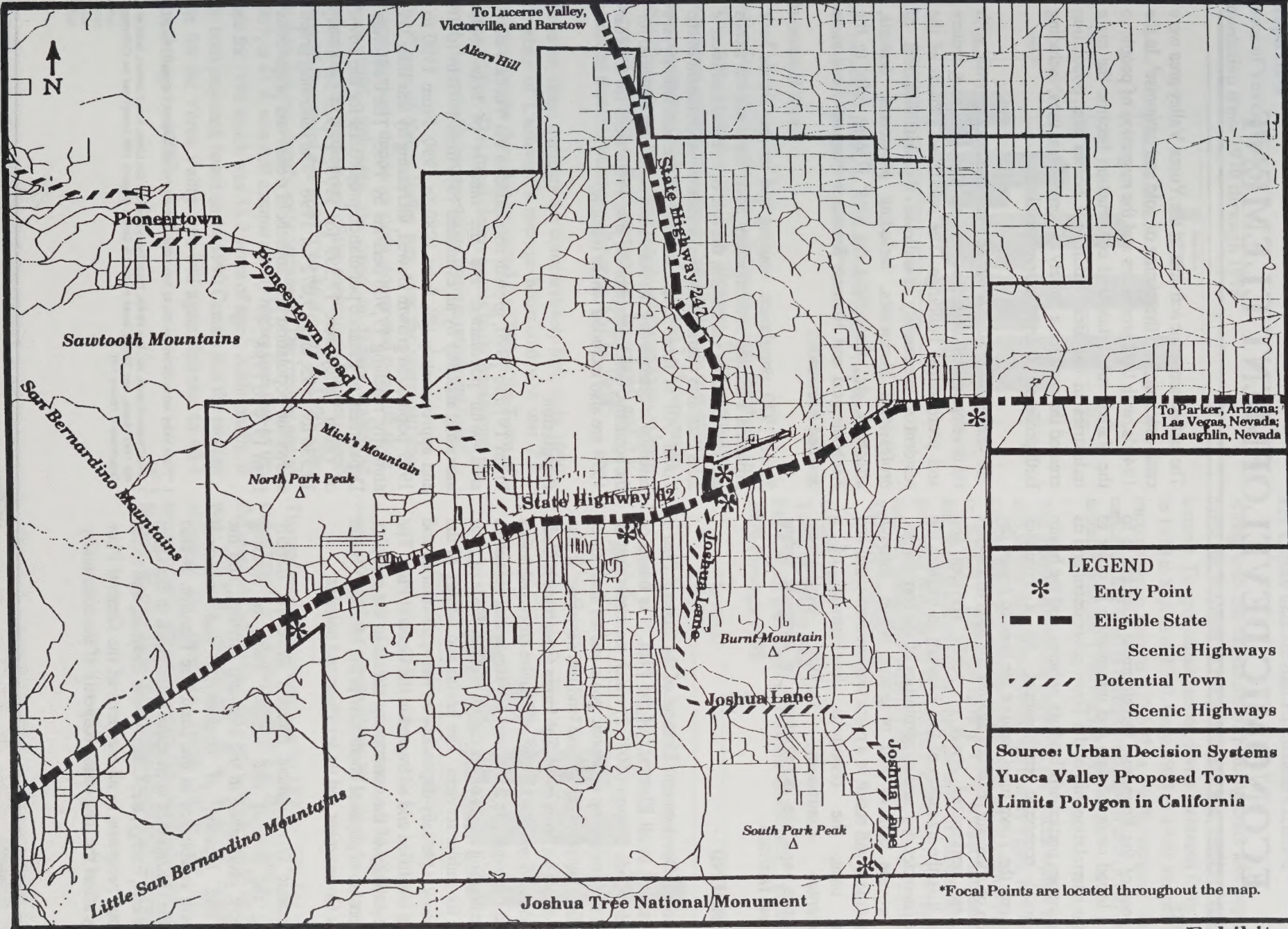
Program 6.A

Adopt a grading ordinance and hillside development regulations which assure adequate review and conditioning of proposals to minimize adverse impacts to sensitive viewsheds.

Responsible Agency: Community Development Department

Schedule: 1996-1997; Continuous

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Eligible State Designated or Potential Scenic Highways
Town of Yucca Valley

Exhibit

ECONOMIC DEVELOPMENT ELEMENT

PURPOSE

The purpose of the Economic Development Element is to provide a broad range of data and information in order to indicate the interrelationship of the Town government and its various activities, particularly land use policies, and the health of the local economic environment. As it regulates development, the Town must balance the need to assure the generation of adequate revenues against the need to support existing and anticipated levels of public services and facilities. It is the intention of this Element to explore the economic characteristics and opportunities of the community, and to provide policies and programs which, through implementation, will result in a more viable commercial and industrial base, the continued development of a tourist-oriented community, various employment opportunities, and the development of adequate public services and facilities.

BACKGROUND

The Economic Development Element of the General Plan is directly related to all Elements of the Plan. It is based on Government Code Section 65030.2, which mandates that all cities and towns develop economic goals and an analysis of fiscal implications on which to base land use decisions. It also addresses issues set forth in the California Government Code Sections 65863.6 and 66412.3, which require cities and towns to balance the available fiscal and environmental resources against the housing needs of the region and the needs of their residents for public services. The health and vitality of the local economy is partially dependent on the opportunities and constraints identified and addressed in the General Plan. The economic activity of the community attests to the complex interrelationship of physical conditions in the Morongo Basin and Town Government and its activities and policies.

The Economic Development Element therefore, directly relates to the amount and implied value of housing development established in the Housing Element, and the amount and location of commercial and industrial development established in the Land Use Element. It also relates to the utilization of open space established in the Open Space, Mineral, Energy, and Conservation Element, and to the policies and programs in all elements of the General Plan, which may affect the long term prosperity of the community.

The earliest economic activities in the Yucca Valley area were cattle ranching, and the mining of gold and turquoise¹. In the 1940's, with land promoters and the migration of people to the Valley, real estate and construction became the main industries in the area. Additional homes and population created the need for a variety of commercial uses, including both professional and shopping facilities.

The years from 1960 to 1980 showed increased growth, with the development of modern service stations, shopping centers and professional buildings. The continued growth of the residential community paralleled the establishment of professional businesses, including physicians, dentists, attorneys, etc., throughout the area² (Please refer to the Archeological and Historic Resource Element for a more detailed discussion).

Since 1970, population, housing and income trends have provided a limited contemporary basis for a growth trends analysis. Building valuations, the role of tourism and taxable sales data also characterize the economic environment of the Town. All of these characteristics of the community are essential in determining the status and long term potential for the economic development of the area. Projections for the year 1998 are also included where feasible.

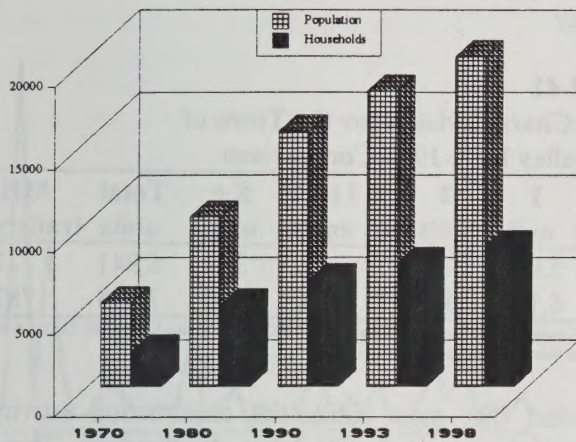
Population

From 1970 to 1990, growth continued in the Yucca Valley area, with population and the number of households increasing annually by an estimated 10% from 1970 to 1980 and approximately 9% from 1980 to 1990. From 1990 to 1993, population growth slowed, increasing by less than 3% annually, reaching 17,900 persons by 1993. The California Department of Finance population projections for the Town of Yucca Valley were 17,599 for 1993, 17,923 for 1994, 18,336 for 1995, and 19,072 for 1996. The following graph shows the population and household trends and projections from 1970 to 1998³.

¹ "Yucca Valley and Its History" written by May Lillian Clark and Twila G. Couzens. Copyright 1966, p 7
² Ibid

³ Urban Decision Systems, Inc. Area Profile; Yucca Valley Proposed City Limits, Area Summary, based on the 1990 census, June 29, 1993 based on the US Census Bureau's 1990 Census and the California Department of Finance 5/93

Graph III-4
Town of Yucca Valley
Population from 1970 through 1998



Source: Urban Decision Decisions, Inc., Area Profile 1990 for the Yucca Valley City Limits, Area Summary and the California Department of Finance, 5/93.

Household Size

In the Town of Yucca Valley, the average household size in 1970 was estimated at 2.21 persons. With continued population growth, the average household size continued to increase, reaching 2.25 persons by 1980 and 2.35 persons by 1990. The average household size is estimated again to have increased in 1993 to 2.49 persons per household, and it is estimated that this number will rise to 2.52 by 1998⁴.

However, these numbers are comparatively low, as in 1990 the state of California's average household size was 2.8 persons, greater than that projected for 1998 in the Town of Yucca Valley. This trend clearly points to the broadening of family households versus strong historic retirement living.

The Town of Yucca Valley has, over the years, attracted retired residents due to its clean, dry air and rural life style. Since 1970, following the trend in family household formation, the median age of the community has decreased from 56.6 years of age in 1970 to 40.8 years in 1990⁵. The median age has significantly decreased. The median age in 1993, at 41.8, was still comparatively higher than that of the state for 1990 which was 33.2 years of age⁶. Additionally, it has been projected, based on the 1990 Census that the median age for the Yucca Valley area will again decrease to 40.4 years of age by 1998⁷.

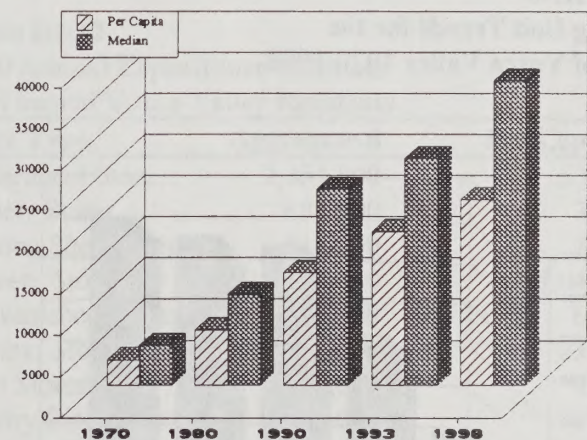
⁴ Ibid
⁵ Ibid
⁶ Ibid
⁷ Ibid
⁸ Ibid

Per Capita and Median Household Incomes

Along with the expansion of housing units and population came an increase in the per capita and median household income. The per capita income levels increased from \$3,083 in 1970 to \$6,692 in 1980. From 1980 to 1990, the per capita income again rose to \$13,697, a 105% increase. The per capita income level is currently estimated at \$18,622, a 36% increase from the 1990 income level⁸.

The median household income in the Yucca Valley area has also shown increases over the last twenty years. In 1970, the median household income was \$4,860, and currently this level is \$23,741, approximately a 17% annual increase. The following graph shows the increase in both income levels and provides projections for the year 1998, with per capita and median household incomes estimated to be \$23,022 and \$37,364, respectively.

Graph III-5
Town of Yucca Valley
Per Capita and Median Household Income Trends from 1970 through 1998



Source: Urban Decision Decisions, Inc., Area Profile 1990 for the Yucca Valley City Limits, Area Summary and the California Department of Finance, 5/93.

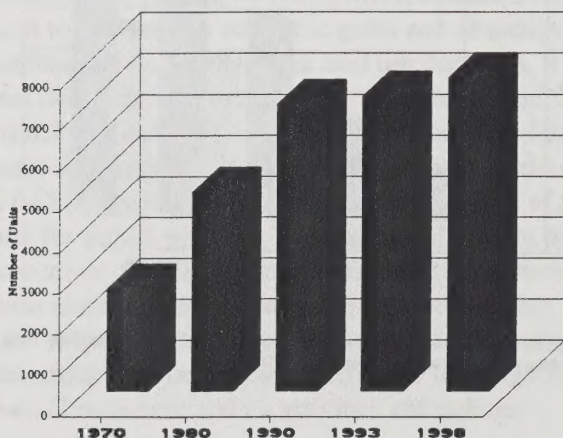
The median household income for 1990 of \$23,741 was still considerably lower than that of San Bernardino County and the state of California, which were estimated to be \$36,500 and \$39,598, respectively. It is, however, evident that although the Town of Yucca Valley has not had a comparatively high income level, the rather constant increases in both the per capita and median household incomes add

significantly to the economic development potential of the community. The increase of buying power and the expansion of the commercial base in the community will help secure the Town of Yucca Valley as the commercial and economic center of the Morongo Basin.

Housing Market Trends

It is estimated that in 1970 there were approximately 2,493 housing units within the Town boundaries, and 4,853 units by 1980, for an increase over this ten year period of 95%. From 1980 to 1990, the housing growth rate decreased in the area, showing only a 43% increase in units. Despite this rate decrease, housing growth rates in the Yucca Valley area still indicate an active and growing economy over this period. Over the past three years there has been very little residential growth in the community. With the implementation of suggested programs, the use of available funds, and economic recovery, an estimated 10% increase in total units is projected for the period 1990 to 1998. The following graph illustrates the housing unit trends for the Town of Yucca Valley from 1970 to 1998.

Graph III-6
Housing Unit Trends for the
Town of Yucca Valley 1970-1998



Source: Urban Decision Decisions, Inc., Area Profile 1990 for the Yucca Valley City Limits, Area Summary and the California Department of Finance, 5/93.

In addition, the following table shows a comparison of housing units in the Town of Yucca Valley in 1990 and 1993. It is evident that the majority of structures in the Town are single family dwellings, which is to be expected in a rural community.

Table III-41
Housing Characteristics for the Town of
Yucca Valley 1990-1993 Comparison

Year	1 unit	2 units	3 to 4 units	5 + units	Total units	MH, trailers
1990	5,971	276	327	367	6,941	777
1993	6,184	287	335	392	7,198	787

Source: Urban Decision Decisions, Inc., Area Profile 1990 for the Yucca Valley City Limits, Area Summary, Terra Nova Planning and Research, Inc.

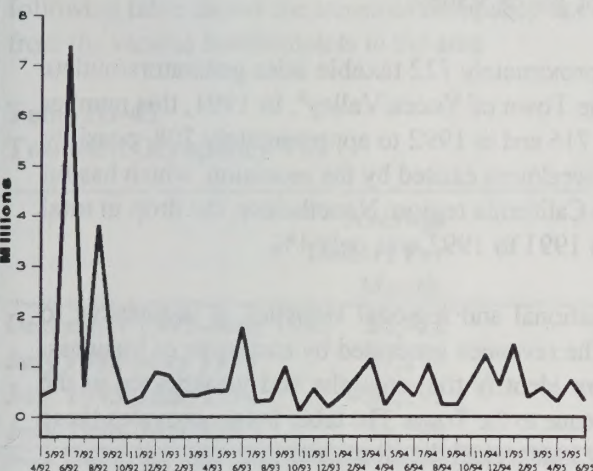
It is evident that most residential construction activity continues to be single family home development. These housing characteristics again emphasize the rural character of the Town, which is preserved through the high ratio of single family homes in relation to apartment complexes.

The Town of Yucca Valley, with its unique rural character, is being considered more and more as an exceptional opportunity for the development of a full range of residential products from affordable housing to master planned residential development. Home prices are lower than those found in most of Southern California and 35% lower than the nearby Coachella Valley. Many residential areas feature steep hillsides and expansive flat mesas with spectacular views.

Construction Valuation Trends

As stated earlier, the Town has experienced relatively stable growth since the 1970's. Until the mid-eighties, the value of new construction was primarily concentrated in single family residential construction. While single family home valuation still represents about 35% of total valuation, commercial and industrial values have greatly increased and currently represent 65% of the total building permit valuation for the Town of Yucca Valley. Dependable historical data is unavailable, however, Graph III-7 illustrates the total building valuations from April 1992 to June 1995.

Graph III-7
Construction Valuations
September 1992-June 1995



Source: Town of Yucca Valley Community Development Department, September 1995.

The total building valuation for the period of April 1992 through June 1993 was \$13,478,659. The total building valuation for FY 93/94 was \$6,261,583.71 and FY 94/95 was \$7,848,625.63. More specifically, \$4,456,808 can be attributed to single family home construction, \$0 to multi-family structures, \$6,042,675 to commercial structures and \$2,979,175 to other structures built within the Town limits. These numbers indicate that the Town of Yucca Valley is continually expanding as a commercial and industrial center for the Morongo Basin. With the growth of commercial and industrial services, the Town will attract residents of surrounding areas, and increase economic growth and development through the capture of taxable sales from non-residents within the basin.

Commercial Trends

Yucca Valley is the commercial center of the Morongo Basin and California's southern Mojave Desert. The area is linked to Interstate 10 via Highway 62, and Interstate 15 via State Highway 247, and benefits from visitors enroute to the Colorado River and Laughlin, Nevada and the adjacent Joshua Tree National Park. Some of the most prevalent commercial uses in the community include general merchandise and retail, and a wide variety of automobile service facilities, auto dealers, auto suppliers and service stations which play a major role in the economics of the community. The eastern portion of the Highway 62 commercial corridor still has large vacant areas that can serve master planned community scale commercial and mixed use

development.

Yucca Valley's west-end business district features many long-time, locally owned businesses. The Civic Center business district offers a mixture of businesses and a variety of services including the Community Center, Post Office, utility and professional offices and financial institutions. Finally, the east end, because of the availability of large parcels of land, has been the site of substantial growth. In 1992, two community-scale shopping centers (K-Mart and Wal-Mart) were built.

Sales Potential

The 1990 aggregate and per capita sales potential for the Town of Yucca Valley are provided in Table III-42 below. The table illustrates that the largest existing expenditure categories are grocery stores, restaurants and department stores. The table also breaks down the per capita sales potential in relation to the various types of stores within the Town of Yucca Valley, with individual residents spending up to \$1,049 per year on groceries, and \$591 at restaurants per year.

Table III-42
1990 Annual Expenditure Estimate
for Town of Yucca Valley Residents

Store Type	Aggregate \$	Per Capita \$
Department Store	7,434,000	531.71
Variety Stores	488,000	34.89
Catalog Showrooms	514,000	36.77
Grocery Stores	14,668,000	1,049.07
Convenience Stores	904,000	64.64
Apparel Stores	3,302,000	236.17
Shoe Stores	608,000	43.46
Jewelry Stores	557,000	39.84
Furniture Stores	1,272,000	91.00
Appliance Stores	492,000	35.17
Restaurants	8,264,000	591.02
Drug Stores	2,936,000	209.95
Liquor Stores	1,210,000	86.53
Hardware Stores	658,000	47.06
Lumber Stores	3,081,000	220.35
Lawn & Garden Stores	219,000	15.64
Paint Stores	305,000	21.79
Flooring Stores	467,000	33.42
1990 Total	\$47,379,000	\$3,438.48

Source: Urban Decision Decisions, Inc., Area Profile 1990 for the Yucca Valley City Limits, Area Summary, and the California Department of Finance, 5/93.

For 1990, the total sales potential of Town residents is estimated to be \$47,379,000. The 1993 population of 17,599

persons can be applied to these per capita calculations to approximate the annual sales potential for the year, which is estimated to be \$51,689,162. In addition, for 1998 the annual sales potential is estimated to be \$57,891,861.

Taxable Sales and Sales Tax Revenues

The earliest available and reliable taxable sales data for the Town of Yucca Valley is for 1995. These taxable sales figures, provided in Table III-43, indicate an active economy, with a total taxable sales generated within the Town of Yucca Valley for 1995, at \$145,018,900. This total illustrates that, on a per capita basis, the Town of Yucca Valley is capturing taxable sales from a population far exceeding that estimated in the previous table. Therefore, it is apparent that Yucca Valley is an important area-wide commercial center, attracting residents from surrounding communities to the actively growing commercial and industrial areas within the Town.

Table III-43
1995 Taxable Sales
for the Town of Yucca Valley

	FY 95	FY 94		
Type of	First Qtr	First Qtr	FY 95	FY 94
	(\$)	(\$)	(\$)	(\$)
Gen Merch,	93,581	86,374	423,177	365,955
Dept Stores, Drug, Variety				
Motor Vehicle	53,527	56,133	226,556	236,599
Grocery Stores	41,216	39,672	165,782	171,078
Service Station	38,473	36,573	154,415	151,970
Fast Food	25,380	22,953	98,149	91,198
Auto Supply Stores,				
Petroleum Prod	15,271	15,424	59,484	91,690
Lumber &	14,196	10,263	51,667	63,498
Building Materials				
Restaurants	12,934	10,999	53,342	58,616
Auto Repair Shops,				
Motorcycles, Boats	9,659	8,817	34,225	33,221
Specialty Stores	5,828	7,354	25,138	26,016
Sporting Goods,				
Bicycle Stores	3,881	3,895	15,972	14,519
All Other				
Categories	29,879*	48,610*	142,282*	62,698*
Total All				
Outlets	343,825	347,067	1,450,189	1,367,048

Source: The California State Board of Equalization Taxable Sales in California (Sales and Use Tax), 1995.

* Note: These numbers are either not available or partially skewed due to limited outlets within the category.

The Town of Yucca Valley has the potential to broaden its role as the commercial center for the Morongo Basin. The Town offers a unique combination of retail stores, and a

broad range of commercial and industrial opportunities, in concert with its uncommon rural character. The Town's potential is, therefore, to provide the basis for far stronger economic development than would be realized merely by the population of Yucca Valley.

In 1990, approximately 722 taxable sales generators/outlets existed in the Town of Yucca Valley⁹. In 1991, this number decreased to 716 and in 1992 to approximately 708, possibly reflecting a weakness caused by the recession, which has hit the Southern California region. Nonetheless, the drop in total outlets from 1991 to 1992 was only 1%.

Based on national and regional statistics, it is possible to categorize the revenues generated by each type of business, and therefore identify the strengths and weaknesses in the sales tax revenue to the Town. The table below provides these approximate categorical distributions.

Table III-44
Categorical Sales Tax Breakdown by Quarter
for the Town of Yucca Valley 1994

Sale Type	1st. Qtr	2nd Qtr	3rd Qtr	4th Qtr
General Merch.	\$110,417	\$124,852	\$116,895	\$158,120
Autos & Trans.	\$76,877	\$52,724	\$84,349	\$101,142
Food and Drugs	\$47,311	\$52,141	\$49,274	\$45,835
Fuel & Serv.	\$45,358	\$37,259	\$43,230	\$48,195
Stations				
Restaurants & Hotels	\$38,255	\$39,957	\$36,670	\$38,642
Total:	\$318,218	\$306,933	\$330,418	\$391,934

Source: Town of Yucca Valley Community Development Department, September 1994.

It is difficult to estimate what percentage of the retail sales potential, shown in Table III-44: Annual Sales Potential, would remain within the Town. Currently, the large percentage of retail purchases by non-Town residents are partially due to limited selection of retail outlets in surrounding areas. As the population grows, sufficient demand for goods and services will increase to support an ever broader retail base. Furthermore, the growth of surrounding areas will generate needs for additional commercial and service industrial development.

Tourism and Traveler Revenues

The Yucca Valley economy is strengthened by tourism. In addition to the high traffic volume of recreational vehicles en

⁹ Town of Yucca Valley Community Development Department and Building and Safety Department, February 1994

route to the Colorado River and Laughlin, Nevada, the adjacent Joshua Tree National Park attracts more than 1.4 million visitors each year. To support these travelers, the Town currently has only 207 hotel/motel rooms. The following table shows the transient occupancy tax collected from the various hotels/motels in the area.

Table III-45
Transient Occupancy Tax

	Average Dollars Per Month	Total
December 1991-June 1995	\$6,722	\$47,053
July 1992-May 1993	\$7,297	\$87,197
July 1993-June 1994	\$6,192	\$74,309
July 1994-June 1995	\$5,798	\$69,572

Source: Town of Yucca Valley Community Services Department, September 1993-1995.

Hotel/Motel Trends

The Town has a unique potential, due to its location, to promote itself as the "Gateway to the Joshua Tree National Park". Joshua Lane, which intersects Highway 62 and is the southerly extension of Old Woman Springs Road (Highway 247), is currently utilized as an access point to the Park. The Town should promote this road, possibly along with Quail Springs/Park Boulevard, as an access gateway to the Park to stimulate the development and expansion of hotels/motels in the community.

Industrial Development

A wide variety of industrial lands are available in Yucca Valley at five locations. These sites offer undeveloped tracts as well as improved industrial/commercial sites at the Monterey Business Center on lots ranging from one acre to one hundred-sixty acres. The Monterey Business Center and north Highway 247 industrial area are currently the largest industrial areas in the community. They provide for excellent highway and regional roadway access and a local labor pool, which can be attractive to manufacturing companies in the region. In addition, with the rapid advancement of technology, it is anticipated that industrial uses related to the airport, including both passenger and cargo services, will expand.

Employment

In 1990, the Town of Yucca Valley had approximately 3,026 residents considered to be white collar workers, and 2,486 residents as blue collar workers¹⁰.

Table III-46
Occupations of Residents in the Town of Yucca Valley 1990

Occupation	Number of Residents
Professional/Tech.	868
Manager/Prop.	675
Clerical	804
Sales	679
Crafts	1010
Operatives	283
Service	870
Laborer	225
Farm Worker	99
Total:	5,513

Source: Urban Decision Systems, Inc. Area Profile: Yucca Valley Proposed City Limits, Area Summary, based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

The employment participation rate for the Town in 1990 was 57.8% for males, and 37.5% for females, with an unemployment rate for males of 7.2%, and 6.6% for females. The overall combined unemployment rate for the total labor pool was 6.9% in 1990.

In 1993 it is estimated that these numbers are very much the same, with 54.9% of the labor force as white collar workers, and 45.1% as blue collar workers. The following table shows the top nine employers in the Town of Yucca Valley for 1993.

Table III-47
Top Employers in the Town of Yucca Valley 1993

Business	Estimated # of Residents Employed
Morongo Unified School Dist.	600
Moyle's Health Care	250
K-Mart Retail Store	190
Stater Brothers	140
Von's Market	90
Hi-Desert Star	75
Wal-Mart	75
JC Penney	40
Town of Yucca Valley	27
Hi Desert Water District	20

Source: County of San Bernardino's Community Profiles, January 1993, Department of Economic and Community Development, Economic Development Division, and telecommunication with store managers 11/93 to 12/93.

All of the factors addressed in this Element establish that the Town of Yucca Valley is the employment center of the

10 Urban Decision Systems, Inc. Area Profile: Yucca Valley Proposed City Limits, Area Summary, based on the 1990 Census, June 29, 1993 based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

Morongo Basin and an important commercial base for the lower Mojave Desert region. The Town has the potential to become an administrative center, as well as a corporate center for utility companies, banks and other corporations, with the availability of land, prime location and beautiful surroundings. In addition, the Town has the potential to utilize the Joshua Tree National Park for tourist and commercial development as well as RV parks and campground facilities.

Because the Town lies in a unique air basin, is located near an expanding military base and a national park, and has favorable highway linkage, the potential for expansion of light and medium industrial, and commercial uses, as well as visitor serving facilities is extensive. It is assumed that the Town of Yucca Valley wishes to maximize its economic development potential, while establishing a balanced and secure economic future, which also preserves the best qualities of rural community living with a broadly based and enduring economy. To help diversify the local economy, the Town should examine a range of industrial development scenarios, which look at warehousing/distribution, manufacturing and other types of development that optimize existing facilities, services and transportation infrastructure.

FUTURE DIRECTIONS

The Town must implement goals and policies which are designed to provide for an adequate jobs/housing ratio, to promote economic activities in both commercial and industrial and animal keeping/livestock sectors, and to encourage the balanced and managed growth of the community.

The Town of Yucca Valley has already developed a Redevelopment Agency and established redevelopment project area. The funds allocated for redevelopment activities within these designated areas can be used for tax increment financing, lot consolidation, participation in development and off-site improvements, and other forms of financial and regulatory assistance to further economic development goals.

The implementation of the goals of this Element can also take place through adherence to the Land Use Element, which balances land uses, avoids incompatible uses and assures that land divisions result in optimal lot sizes for residential, commercial and industrial development. The Element is also implemented through conformity with the Town Development Code, which should assure that development is complementary with the Economic Development Element, the development of Redevelopment Agency projects and programs that revitalize blighted areas, and development promotion which targets important economic and development issues.

The Yucca Valley Town Council recently formed Team Yucca Valley. Team Yucca Valley consists of representatives from the business communities, Chamber of Commerce, Gateway Commission, and from advisory committee/commission and from the Town Council. Team Yucca Valley was created to help coordinate and facilitate Economic development programs and activities and to promote public/private partnerships.

ECONOMIC DEVELOPMENT GOALS, POLICIES AND PROGRAMS

GOAL 1

A broadly based, healthy and balanced economy that provides a full range of economic and employment opportunities.

GOAL 2

Continued growth which assures the maintenance of a revenue base adequate to support present and future public services and facilities needs.

Policy 1

Maintain and strengthen the Town's role as the commercial center of the Morongo Basin and the South Mojave Desert Region.

Program 1.A

Promote commercial expansion to continue to attract residents of surrounding communities, and ultimately expand Yucca Valley's revenue base.

Responsible Agency: Community Development Department
Schedule: Immediate; Continuous

Policy 2

Actively solicit employment and revenue generating development compatible and consistent with the Town's General Plan.

Program 2.A

Actively promote and facilitate those developments and revitalization projects which generate employment opportunities and contribute to Town General Fund revenues.

Responsible Agency: Community Development Department
Schedule: Immediate; Continuous

Policy 3

Encourage the development of the tourist/traveler commercial potential of the State Highway 62 corridor, the National Park and the Mojave Desert area.

Program 3.A

Establish development standards and controls which result in functionally planned and attractive commercial service facilities.

Responsible Agency: Community Development Department
Schedule: Immediate; Continuous

Program 3.B

Actively coordinate and cooperate with the Chamber of Commerce and appropriate federal agencies in promoting the Joshua Tree National Park and the Mojave Desert as destination recreation areas.

Responsible Agency: Community Development Department; Chamber of Commerce; U.S. Department of the Interior
Schedule: Immediate; Continuous

Policy 4

Encourage resolution of domestic water issues and stable and orderly growth in permanent and seasonal households within the community.

Program 4.A

Coordinate with the Hi-Desert Water District and the Warren Valley Basin Water Master to maximize the availability of domestic water resources, to allow for continued economic development.

Responsible Agency: Community Development Department; Hi-Desert Water District; Warren Valley Water Master
Schedule: Immediate; Annual review.

Policy 5

Assure sufficient infrastructure and capital facilities in order to maintain existing economic activities and attract new commercial, industrial, and agricultural industry to the area.

Program 5.A

Plan and coordinate the provision of major infrastructure through the development and implementation of master capital facilities plans that address and enhance commercial, industrial and agricultural development needs.

Responsible Agency: Community Development Department; Caltrans; County of San Bernardino
Schedule: Immediate; Continuous

Program 5.B

Residential, commercial and industrial development proponents shall be responsible for their fair share of on and off-site improvements required to support the development proposal. Improvements required may include, but are not limited to, street construction and signalization, utility extensions, drainage facilities, parks and other facilities.

Responsible Agency: Community Development Department;

Town Council

Schedule: Immediate, Continuous

Program 5.C

Cooperate with Caltrans to maximize the efficient use of roadway capacity on State Highways 62 and 247.

Responsible Agency: Community Development Department; Caltrans

Schedule: Immediate, Continuous

Policy 6

Preserve the community's marketable and unique qualities through thoughtful control of new development, protecting and enhancing the rural character of the community.

Program 6.A

Encourage the maintenance and/or rehabilitation of older residential neighborhoods to enhance the quality of neighborhood character and the general quality of life in the community.

Responsible Agency: Redevelopment Agency; Community Development Department; Town Council

Schedule: Immediate; Continuous

Policy 7

Adopt and implement plans which encourage and enhance quality development and renovation in the downtown area, along Highway 62 and Highway 247.

Program 7.A.

Actively pursue and, where appropriate, participate in the development of commercial and industrial projects which take advantage of existing major transportation facilities including State Highways 62 and 247.

Responsible Agency: Town Redevelopment Agency; Community Development Department; Town Council.

Schedule: Immediate; Continuous

Program 7.B

Develop and implement Specific Plans that maximize the efficient use of vacant and partially developed commercial lands and assure development of a mix of complimentary land uses.

Responsible Agency: Town Redevelopment Agency; Community Development Department; Town Council

Schedule: Immediate; Continuous

Program 7.C

Evaluate the need for and appropriateness of promoting commercial and industrial development in the vicinity of Highway 247 and Buena Vista.

Responsible Agency: Town Redevelopment Agency;

Community Development Department; Town Council

Schedule: Immediate; Continuous

Policy 8

Utilize a commercial economic profile and development implementation strategy to achieve the economic goals of the community.

Program 8.A

The development implementation strategy and economic profile shall be used to pro-actively promote all types of development which will enhance the existing rural character and support economic growth and employment opportunities within the community.

Responsible Agency: Community Development Department; Redevelopment Agency; Town Council; Chamber of Commerce

Schedule: 1995-1996 ; Continuous

Policy 9

Reinforce Yucca Valley's place as a regional administrative center through the cooperative planning of Town and County administrative facilities within the Town limits.

Program 9.A

Promote Yucca Valley as the logical location for new and expanded regional administration centers for governmental and private sector offices serving the south Mojave Desert region.

Responsible Agency: Redevelopment Agency; Community Development Department; Chamber of Commerce

Schedule: Immediate; Continuous

Policy 10

Work to promote net annual increases in local household incomes for all socio-economic sectors of the community.

Program 10.A

Proactively promote improved employment opportunities for all socio-economic sectors, and especially lower-income households within the community, to increase average household and discretionary incomes.

Responsible Agency: Community Development Department; California Economic Development Department; Redevelopment Agency; Chamber of Commerce

Schedule: Immediate; Continuous

Policy 11

Make every effort to expedite the processing of development proposals which address the economic development goals of the community and shall take the initiative to incubate new programs and projects.

Program 11.A

Streamline and expedite the development review process through concurrent processing of applications and facilitating parallel tracking design review and the building permit process without sacrificing quality development.

Responsible Agency: Community Development Department; Redevelopment Agency; Town Council

Schedule: Immediate; Continuous

Policy 12

Encourage and promote special events, activities and uses which strengthen and promote the Town's image, prestige and attractiveness as a tourist/visitor destination.

Program 12.A

Promote unique or special events/uses/activities which will enhance the area's image as a tourist resort and recreation area, including appropriately located RV parks, rodeo fairgrounds, desert camping and hiking, a County Fair and similar events and uses.

Responsible Agency: Community Development Department; Chamber of Commerce

Schedule: Immediate, Continuous

Policy 13

Develop programs which enhance its role as the Gateway to the Joshua Tree National Park and encourage the expansion of associated tourist/traveler revenues.

Program 13.A

Coordinate with Park staff, Chamber of Commerce and other appropriate entities to develop and promote events which will attract tourists to both the Town and the Park for hiking, camping, horseback riding and any appropriate annual festivals and other activities.

Responsible Agency: Community Development Department; Chamber of Commerce; National Park staff

Schedule: Immediate; Continuous

Program 13.B

Consult and cooperate with Park staff to promote Joshua Lane as a major entry-way to the Joshua Tree National Park.

Responsible Agency: Community Development Department; Chamber of Commerce; National Park staff

Schedule: Immediate; Continuous

TOWN OF YUCCA VALLEY

COMPREHENSIVE GENERAL PLAN

CHAPTER IV

ENVIRONMENTAL RESOURCES

This chapter of the General Plan discusses the environmental resources of the Town and surrounding areas. The elements addressed in this chapter include Biological Resources, Archaeological and Historic Resources, Water Resources, Air Quality and Open Space, Mineral, Energy and Conservation Elements. The Town of Yucca Valley has substantial environmental resources which contribute to the quality of life for Town residents and attract a tourist trade. This chapter addresses their importance and need for conservation.

BIOLOGICAL RESOURCES ELEMENT

PURPOSE

The purpose of the Biological Resources Element is to identify the important and valuable biological resources occurring within the community and surrounding area. It is also meant to establish goals, policies and programs to utilize and conserve these resources for the benefit of the entire community. The Element is intended to provide the basis for and to reference other sources of information that guide decision makers in regulating land use and development, while protecting these critical community resources in the desert mountain setting.

BACKGROUND

This Element directly influences the Land Use Element, as well as the Open Space, Mineral, Energy and Conservation, Scenic Highways and Community Design Elements. The Biological Resources Element is also related to Arts, Culture and Humanities and Parks, Recreation, and Trails Elements, reflecting the enjoyment of and commitment of the community to its wildlife resources. The Town's biological resources are also proven marketable commodities. In this regard, the Biological Resources Element may influence and contribute to the effective implementation of economic development goals, policies and programs.

California Government Code Section 65302 (d) requires that the General Plan include an Element that addresses the conservation or preservation of wildlife resources. It also requires that the Element and supporting documentation provide inventories of natural vegetation, fish and wildlife and their habitat, including rare and endangered species. Consistent with requirements, this Element includes goals, policies and programs, as well as plans and resource maps showing areas important to the preservation of plant and animal life, including habitat for fish and wildlife species, and areas required for ecological and scientific study purposes. Programs which act to assure the preservation of biological resources are also included.

The Town is also host to lands owned and/or managed by State and federal agencies. The community is neighbor to one of the country's major biological resource areas, the Joshua Tree National Park (See Exhibit IV-1).

The Town of Yucca Valley is located on the southerly edge of the Mojave Desert. Through the Joshua Tree National Park and Little San Bernardino Mountains, the Town and vicinity are transitional between the Sonoran Desert to the immediate south and the Mojave Desert extending to the north. There are eight (8) identified plant communities located in or near the Yucca Valley General Plan Study Area. They range from the Joshua Tree Woodland, with which the community is identified, to the Mojavean pinion-juniper woodland scrub communities, with a diverse group of interwoven plant communities in between.

In the Town of Yucca Valley and surrounding land, and within the context of the General Plan, the Biological Resource Element plays a pivotal role in the rural character of the community. The varied and unique geographic and geophysical makeup of Yucca Valley and the Morongo Basin has created an environment for many diverse and occasionally highly specialized communities of plants and animals, which occupy ecological niches ranging from the open pinion woodlands in the Sawtooths to the Mojave wash shrub associated with sandy-bottomed major drainages.

Definition of Habitat

Biological resources are found in and are a part of a habitat, an ecological system or network of interrelationships between living things. Habitat values are controlled by tolerable climate, a varied terrain, adequate space, a dependable food and water supply, soils for healthy plant growth, and shelter and nesting sites. An animal may live across habitat lines to meet all of its needs.

Joshua Tree Woodlands

As the predominant plant community in the Yucca Valley General Plan Study Area, the Joshua Tree Woodland is a state designated "Community of Highest Inventory Priority". The plant community is considered "common" and is characterized by the Joshua tree's usual dominance as the only tree species in the community. The Mojave Yucca and the California Juniper are the usual shrubs species. Cactus wrens and Ladder-back Woodpeckers are commonly found in the Joshua Tree Woodland, and there are 12 common bat species. Small burrowing mammals are also common, as are a wide variety of reptiles; the 42 known species include the

Desert Iguana, Zebra-tailed Lizard, Desert Collared Lizard, Desert Horned Lizard and the Western Whiptail. A variety of venomous and non-poisonous snakes also occur within the Joshua Tree Woodland study area (see General Plan EIR & Technical Appendix).

The Joshua tree (*Yucca brevifolia*) is the largest of the *Yucca* family. The largest known specimen, named Emily's Tree, is 42 feet high with a crown of 34 feet, and is located in Joshua Tree National Park. The Joshua tree is one of the hardiest of the Mojave Desert plants, tolerating extremes of heat and cold, able to survive and even thrive after fire, and take advantage of nurse plants to get started. Their seeds are favorite food for numerous mammals. However, it remains very difficult to successfully transplant Joshua trees; the mortality rate is said to exceed 50%. In addition to being the symbol of the Mojave Desert, the Joshua tree is also an icon for the whole of the California Desert region.

Desert Tortoise and the Joshua Tree National Park

The range of the Desert Tortoise (*Gopherus Agassizii*) includes the Mojave Desert and the environs of the Yucca Valley General Plan Study Area. The Desert Tortoise has been listed as "endangered" by the federal government, and placed on the Endangered Species List, and as such requires the preparation of a Habitat Conservation Plan to protect existing populations and encourage recovery of the species (see the Program EIR and technical appendix for definitions and additional information on listings of sensitive species).

The listing also requires the preparation of a "10-A Permit" in order to legally "take" or remove the animals prior to grading and developing lands. Annually, populations have dropped in some areas, with human collection and destruction continuing to be the greatest cause. Predation and disease are also contributing substantially to tortoise mortality, as does habitat destruction and degradation.

The Joshua Tree National Park is included in efforts to protect and restore Desert Tortoise to its previous numbers. The U.S. Fish and Wildlife Service's Draft Recovery Plan for the Desert Tortoise (Mojave Population) includes plans to establish a Desert Wildlife Management Area (DWMA) within and east of the Park and encompassing 825 to 1,125 square miles. This recovery area has one of the most stable and least threatened populations in the region.

The Western Mojave Coordinated Management Plan (West Mojave Plan) is also under preparation by the U.S. Bureau of Land Management. As currently envisioned, the West Mojave Plan would provide a programmatic approach to the processing of 10a (1)(B)(Federal) or section 2081 (State) permits on sites where tortoise occur. This Plan is not expected to preserve this and other sensitive desert species living in the Yucca Valley environments.

Big Morongo Canyon Preserve

Located just a few miles west of the Yucca Valley General Plan Study Area, the Big Morongo Canyon Preserve is a 4,500 acre wildlife preserve, a rare creation of local drainage and a fault that allows groundwater to break out at the mouth of the canyon. Its varied terrain ranges from 1,700 to 3,050 feet, canyon floor to ridgetops. A culturally important site, the canyon springs have been essential to humans for thousands of years. Even more curious and rare are the rocks that date back nearly half the age of the Earth, almost two billion years. These are some of the oldest rocks in California (also see the Seismic Safety Element).

ACEC

The biological diversity of the Big Morongo Canyon is what makes this an important habitat preservation area. As a federally designated Area of Critical Environmental Concern (ACEC), the canyon provides critical habitat for the endangered Least Bells' Vireo, Willow Flycatcher, and Western Yellow-billed Cuckoos that either nest in the spring or summer there. The preserve is cooperatively managed by The Nature Conservancy, the BLM and through long-term lease agreements with San Bernardino County.

Sensitive, Rare and Endangered Species

The Yucca Valley General Plan Study Area is host to a wide variety of sensitive plant and animal species, some of which have been listed as threatened or endangered by the federal government. Animals listed as "threatened" are those whose numbers have dropped to such low levels, and/or whose populations are so isolated, that the continuation of the species could be jeopardized. "Endangered" species are those with such limited numbers or subject to extreme circumstances that the extinction is a real possibility.

Both "rare" and "sensitive" species are those determined less sensitive to impacts to their numbers, and where perpetuation does not appear significantly threatened. The

Biological Resources Sensitive Elements Map identifies sensitive plant communities and wildlife species known to occur within the Town and study area.

Plants especially note worthy are the Triple-ribbed Milk Vetch and the Parish's Daisy, both of which have been proposed for listing as an endangered. The Joshua Tree Woodland is designated as a "Community with Highest Inventory Priority" by the state. Sensitive animal species include the aforementioned federally listed Desert Tortoise, the Western Yellow-Billed Cuckoo (state listed as endangered), Willow Flycatcher (state listed as endangered), the red-tailed hawk, golden eagle and turkey buzzard, and several species of bats (state listed as a species of special concern). Exhibit IV-3 identifies locations of the regions sensitive species.

Biological Resources in Urbanizing Areas

From an examination of aerial photographs taken of the General Plan Study Area in the Spring 1993, it is evident that almost all urbanization clears the land. Whether one house on a large lot, a large subdivision or a master planned residential community, the native vegetation and its inherent wildlife habitat value are completely removed. Where landscaping has been introduced, exotic and other non-native plants prevail. These not only have little or no habitat value for native animals and birds, but they can "escape" and compete for nutrients and water in the wild with native plants for nutrients and water in the wild.

Multipurpose and Regional Wildlife Corridor

Proposal has been developed by the Town and the Hi-Desert Water District (HDWD) for the establishment of a multipurpose natural system of water courses that could also provide enhanced habitat and could possibly serve as wildlife corridors. These corridors may also provide improved riparian habitat. As efforts to control stormwater runoff and to recharge the groundwater basin continue, this corridor concept may play an important role in providing additional wildlife habitat.

Other regional corridors are recommended for consideration, the primary one to connect the Joshua Tree National Park area with the Sawtooth Ridge area, through land use designations consistent with the sensitivity of these lands and physical constraints to development along portions of Town's southern border with the Park. A conceptual local corridor also appears feasible if incorporated into regional drainage

facilities. The Biological Resource Values Map (Exhibit IV-2) assesses resource values within the General Plan study area, which influence land use decisions within the Town limits. Criteria for establishing these areas and corridors is discussed in detail in the General plan program EIR and technical appendix.

FUTURE DIRECTIONS

The Town of Yucca Valley is in the enviable position of preserving and enhancing its unique and valuable biologic resources before they are lost through development and mismanagement. The Town and its integral part of the Yucca Valley environment.

In every facet of community planning and development regulation, the Town will have the opportunity to control growth and limit impacts. This will be accomplished through the thoughtful implementation of the General Plan, Development Code and Subdivision Ordinance. It will also be accomplished through the integration of the biological resource and open space/conservation principles in public works projects, including road and highway development, and the design and construction of stormwater detention basins and drainage basins. Development on every level will provide an opportunity to protect and enhance the Town's biological resources.

BIOLOGICAL RESOURCES GOALS, POLICIES AND PROGRAMS

GOAL

Protect and preserve of the Town's biological resources, especially those sensitive, rare, threatened or endangered species of plants and wildlife and their habitats, and a functional, harmonious relationship and balance between nature and human development.

POLICY 1:

Maintain an accurate and regularly updated map and information base on sensitive plant and animal species occurring in the General Plan Study Area.

Program 1.A

The General Plan and related environmental data shall be periodically updated to maintain an accurate and effective mapping system and information base on sensitive plant and animal species occurring within the Town and vicinity.

Responsible Agency: Community Development Department
Schedule: Continuous; annual update

POLICY 2:

Support all practical efforts to maintain a broad variety of habitats, including suitable habitat for rare and endangered species occurring in the Town and vicinity.

Program 2.A

Establish and maintain a broad range of contracts with local, county, state, and federal agencies, as well as private non-profits, and cooperate in efforts to maintain and broaden habitat conservation, especially that essential for the preservation of endangered species.

Responsible Agency: Community Development Department
Schedule: Continuous

POLICY 3:

All development proposals on vacant lands shall be reviewed and evaluated to assure minimal impacts on existing habitat and wildlife.

Program 3.A

Conduct a thorough assessment of impacts to habitat and/or wildlife associated with proposed development, including requiring the preparation of detailed biological resource surveys and mitigation programs in identified sensitive areas of the Town.

Responsible Agency: Town Council; Planning Commission, Community Development Department
Schedule: Continuous

POLICY 4:

Assure that sensitive habitat and wildlife areas, as well as national park and wilderness lands, are appropriately buffered from urban development.

Program 4.A

The General Plan Land Use, Circulation, and Open Space, Mineral, Energy and Conservation Elements shall recognize, reflect and provide an effective buffer between urban-type development and other incompatible uses, and the Joshua Tree National Park and other sensitive wildlife and open space and conservation lands.

Responsible Agency: Town Council; Planning Commission; Community Development Department
Schedule: Continuous

POLICY 5:

Until such time as the Western Mojave Coordinated Management Plan is adopted, the Town shall continue to require Desert Tortoise surveys and, as appropriate, habitat Conservation Plans and will consult, confer and cooperate with the Bureau of Land management, U.S. Fish and Wildlife Service and other appropriate agencies on the Western Mojave Coordinated Management Plan (West Mojave Plan).

Program 5.A

Until adoption and implementation of the Western Mojave Plan, the Town shall continue to require Desert Tortoise surveys and, as necessary, Habitat Conservation Plans, for new development in compliance with Federal Section 10a (1)(B) of the Endangered Species Act.

Responsible Agency: Community Development Department
Schedule: Continuous

Program 5.B

Establish and/or maintain a formal liaison with the Bureau of Land Management and other appropriate federal and state agencies to assure maximum input in the preparation, revision and implementation of the West Mojave Plan. Said liaison and associated consultation shall be directed to the achievement of a practical, coherent, efficient and cost-effective method of addressing impact assessment and mitigation associated with the Desert Tortoise.

Responsible Agency: Community Development Department; Bureau of Land Management; U.S. Fish and Wildlife Service; State Fish and Game.
Schedule: Immediate

POLICY 6:

To the greatest extent practical, the Town shall require developers to salvage native Joshua trees and shrubs for incorporation into project landscaping or transplant trees to other sites.

Program 6.A

Enforcing the Town's Joshua tree removal permit process, also develop and make available information on salvaging and transplanting Joshua trees, and other appropriate native vegetation, and shall provide a list of qualified arborists as part of a program to preserve and extend the Joshua Tree Woodlands community throughout the Town.

Responsible Agency: Community Development Department
Schedule: 1995-1996

POLICY 7:

Encourage and cooperate in the establishment of multiple use corridors that use drainage channels and utility easements to provide wildlife corridors and public interconnection between open space areas in the community and vicinity.

Program 7.A

Consult and coordinate with the Hi-Desert Water District, San Bernardino County Flood Control, Southern California Edison and other appropriate public and quasi-public agencies, to encourage the establishment of a system of multiple use corridors for wildlife and public interconnection between open space areas in the community and vicinity.

Responsible Agency: Hi-Desert Water District; County Flood Control; Community Development Department; Southern California Edison

Schedule: 1994-1995; Continuous

POLICY 8:

Developers and others required to submit landscape plans to the Town for approval shall be required to use native and approved, non-native, drought tolerant plant species which provide or enhance wildlife habitat and serve to extend the local desert environment into the urban design of the Town.

Pro-actively encourage and promote an appreciation of sensitive biological resources and the integrated local environment

Program 8.A

Prepare a comprehensive planting materials list, which shall include native and non-native, drought tolerant trees, shrubs and ground-covers, which complement the local environment, provide habitat for local wildlife, and extend the desert into the built environment.

Responsible Agency: Community Development Department; Hi-Desert Nature Museum; Hi-Desert Water District

Schedule: 1995-1996

Program 8.B

Provide developers with detailed information on; preservation and re-use of valuable top soils; use of locally relevant xeriscape design concepts; and shall discourage unnecessary clearing of native desert landscape.

Responsible Agency: Community Development Department; Hi-Desert Nature Museum.

Schedule: 1995-1996

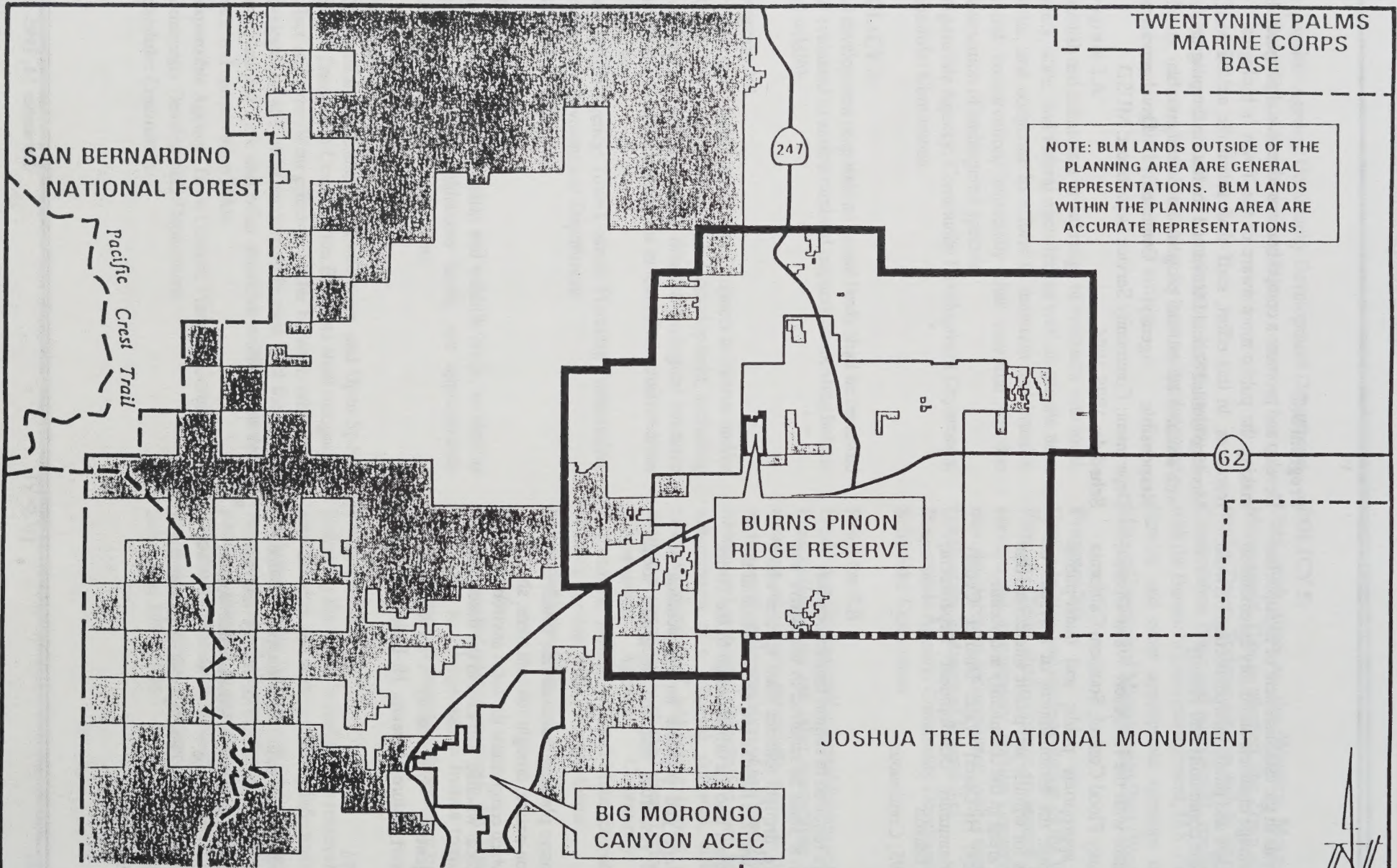
Program 8.C

Develop and promote a comprehensive educational program making the public more aware of the Town 's biological resources. In this effort, staff shall solicit the aid of the Morongo Unified School District and coordinate the program with a similar educational program for animal control.

Responsible Agency: Community Development Department; Community Service Department; MUSD

Schedule: 1995-1996

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MAP 2. YUCCA VALLEY GENERAL PLAN: Regional State and Federal Land.

— Planning Area Boundary

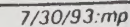
■ BLM Land

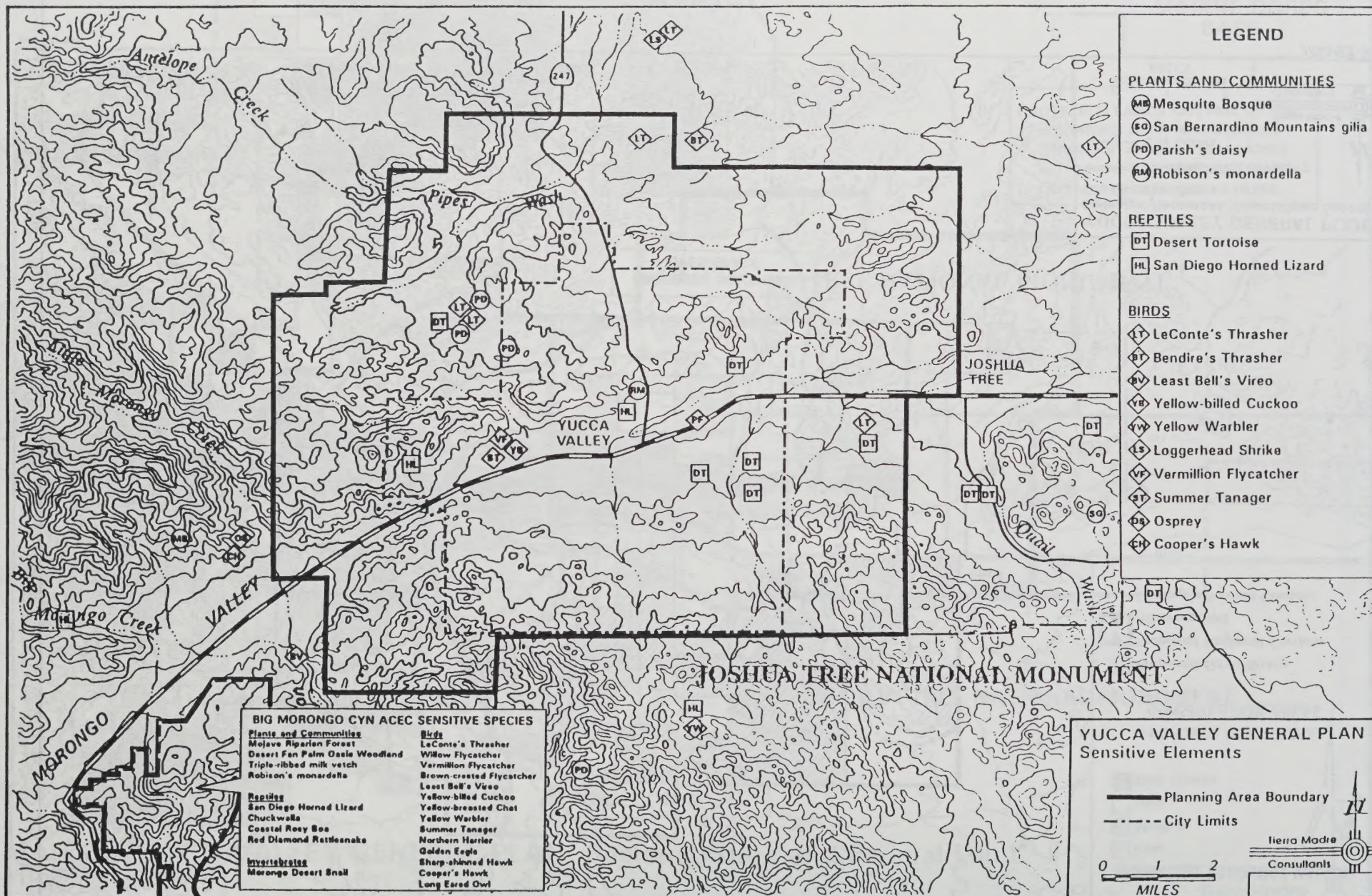
— Town Boundary

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Consultants

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ARCHAEOLOGICAL AND HISTORIC RESOURCES ELEMENT

PURPOSE

The Archaeological and Historic Resources Element of the General Plan is meant to provide a summary of the cultural and historical traditions of the Town of Yucca Valley and vicinity. It also provides the basis for the identification of and planning for present-day cultural activities and traditions. The Archaeological and Historic Resources Element is intended to briefly describe the documented pre-history and history of Yucca Valley, and set forth goals, policies and programs which preserve this heritage and help perpetuate it for future generations.

BACKGROUND

The Archaeological and Historic Resources Element is directly related to the Arts and Culture, Biological Resources, Land Use, and Open Space, Mineral, Energy and Conservation Elements, and may influence the Community Design Element.

Cultural traditions and artifacts are the most important links between the past, present and the future. They are the elements that bind communities together and are the common ground that provide community cohesiveness and historic and cultural perspective.

The issues addressed in the Archaeological and Historical Resources Element are a part of those set forth in subdivision (b) of California Government Code Section 65560 and Public Resources Code Section 5076. Also, the implementation of the California Environmental Quality Act (CEQA), Section 21083.2(g), empowers the community to require that adequate research and documentation be conducted when the potential for significant resources exists. A detailed discussion of resource management requirements and guidelines can be found in the General Plan Program EIR and its technical appendix. The Town currently has a project review agreement with the San Bernardino County Museum whereby Archaeological Information Center staff will review and provide comments on development proposals and the potential for impacts to archaeologically or historically significant resources. As development proposals are received, they will be evaluated and the need for cultural resource assessments will be determined.

The Prehistoric Period

Based upon the current knowledge of artifacts and habitation sites dating back approximately 12,000 years, archaeologists have divided the pre-European epoch into five periods: Lake Mojave Period, Pinto Period, Gypsum Period, Saratoga Period and the Prehistoric Period. Each is briefly discussed below.

The earliest prehistoric periods were distinguished by the use of large stone points to hunt and process large late ice-age mammals. As conditions and available food changed, local inhabitants started using smaller projectile points on the smaller game. From about 4000 years ago, seeds, and grains and their processing became more important, and stone-tools became more sophisticated.

Numerous types of habitation and village sites developed throughout the area. These included villages occupied for extended periods of time, milling sites used seasonally as particular foods become available, lithic workshops and quarries for making stone tools and weapons, and rock art sites that were used for artistic/religious expression.

Known Local Prehistoric Resource Areas

Recorded significant archaeological resources are so identified by a tri-nomial designation given the site by the Archaeological Information Center (AIC) at the San Bernardino County Museum. All or most prehistoric sites identified in the General Plan Study Area have been recorded by the AIC and include twenty-two recorded sites and three pending recordation. They include a prehistoric campsite near the Bartlett Mountains in the northeast quadrant of the study area, and a campsite on the terrace above Pipes Canyon near Old Woman Springs Road. Literally every vegetation and geologic zone in the study area was used and exploited at one time or another by native peoples of Yucca Valley.

Some major site types such as villages and rock art sites have not been recorded within the Town or General Plan study area. Still others are likely to be found near springs, of which a number exist in the east and southeast mountainous zones and in the Pinion-Juniper regions in these same areas.

Seasonal campsites were particularly important in the Yucca Valley area and are marked by milling features, lithic scatters, roasting areas and extensive pottery scatters.

The last native inhabitants of the Yucca Valley area were the Serrano, meaning mountain people. Two divisions of the various clans making up this tribe were the Wildcat and the Coyote moieties, which occupied the area. Between 1819 and 1834, most Serranos were moved onto mission lands, essentially bringing to an end the coherent social, political and religious organization.

Two large village sites with signs of extended habitation have been recorded just outside the General Plan study area, including the well-known village and rock site around Coyote Hole Springs southeast of Joshua Tree, and at Morongo Lakes centered at the head of Little Morongo Canyon.

ARP Map

The field survey techniques used for earlier recorded site surveys were more intuitive and less methodical than those practiced today. For further indications of potentially sensitive archaeological resources areas, please contact Town Planning staff. The Archaeological Resources Probability (ARP) Map is not published to protect resources from disturbance, damage or removal.

The Historic Period

Historically significant sites are generally more than forty-five to fifty years of age, but range from the period of the earliest European contacts, around the end of the 1700's to about the end of World War II. Types of sites range from permanent living areas to small-scale remains of single activities. A primary difficulty with regard to the significance of local historically significant sites and structures, is that none of these have yet been recorded or presumably adequately surveyed.

Earliest European History of the Yucca Valley Region

The Yucca Valley region was first explored by Spaniards making forays northward from Mexico along the coast and the Colorado River. Tradition has it that a Captain Juan Iturbe sailed a vessel into the Salton Sea and explored westerly as far as the Joshua Tree National Park area. No concrete evidence has been located to document this story.

The Spanish Period

The earliest documented period of Spanish influence began in 1769 when explorers moved into what was then referred to as Upper California to establish a military, political and religious foothold. The development of land routes to supply inland missions brought the Spanish into the region in the 1770's.

The Mexican and Post Mexican-American War Periods

In 1821, although there is no historical evidence of settlements in the Yucca Valley area, the region fell under the influence of Mexico, as it secured its independence from Spain at the time under the Treaty of Cordova. The issuance of land grants and the establishment of agricultural enterprises, under the organization of rancheros, dominated the region for the next thirty years. The defeat of Mexico in the Mexican-American War and the signing of the Treaty of Guadalupe Hidalgo in 1848 ushered in a new era.

With the region under American control and the discovery of gold in California the stage was set for admittance of California into the union in 1850, and led to the influx of peoples from many countries. The first U.S. Government Surveys were made in the Morongo Basin in 1855-56 by Colonel Henry Washington. Rancher Powell (Pauline) Weaver moved cattle between Arizona and California through the basin, taking advantage of watering holes along the way. The survey conducted by General William J. Palmer in 1867 recommended the Morongo Basin route between present day Needles and the coastal and inland missions west of the San Geronio Pass.

A Time of Cattle and Gold

Both cattle rustlers and legitimate cattlemen continued to use the area in the 1870's, and during this period Ben de Crevecoeur, Jr. become the first white child born in the area in 1874. From the early 1880's, both large and small gold mines were in operation in the area with several continuing in operation until about 1915. Many miners lived and traveled throughout the Morongo Basin during this period, often staying overnight at Warren's Ranch in Morongo Valley or Warren's Well in Yucca Valley.

Warren's Well

In 1881, Mark "Chuck" Warren wished to expand cattle operations east of his Big Morongo Canyon ranch and dug a well in what was to become Yucca Valley. The well, windmill and small frame house, located adjacent to the present day airport, became the focus of Yucca Valley for many years and, as a stage-stop, was one of the few local sources of water and became the nucleus for the Town's development.

In 1909 the stage service discontinued, and the well and structures changed hands over the years, continuing to serve local residents and cattlemen and eventually becoming a combination medical office and home of Dr. John Bendall. Despite the site's importance in the history of Yucca Valley, no Site Record Form, which would list the site as historically significant, has been filed and is designated as "pending" by the Archaeological Information Center.

Homesteading in the Morongo Basin

Following the ranchers and cattlemen were the homesteaders, less used to the demands of living a remote frontier existence, but being of strong and determined character. These early homesteaders included a Government land locator named Percy who filed in 1910, the same year that Joseph and Mary Susie Heard filed on 160 acres at today's Blue Skies Country Club. The slow but steady growth spurred the establishment of the first school in the area at Morongo Valley in 1915, the "school" being a tent with nine students. Yucca Valley's first at-home school followed in 1915 adjacent to the present high school, with fifteen students.

After the World Wars

After World War I, veterans and others, in search of healthful clean air, continued the settlement patterns established a decade earlier. The rate of growth was to accelerate after World War II when hundreds of five acre homesteads were filed by those seeking permanent homes and weekend retreats. In 1931, the first telephone in the area was at Geil's Lodge in Morongo Valley, with the first telephone in Yucca Valley not appearing until 1935. It was not until 1948 that the Town of Yucca Valley received electrical service.

When in 1923, Walter Harrell filed on lands he named the Lone Star Ranch, he also put in the first gas pump. It was 1945 before the first subdivisions were filed, streets were laid out and the first water system, Yucca Water Co., Ltd., was

established. In 1946, Pioneertown was established and the era of Hi-Desert westerns began. The first airstrip was built in 1947 just north of the present day site of the Sands Motel and was used by movie makers to access Pioneertown.

Desert Christ Park

Perhaps one of the more noteworthy sites that deserves recognition as a present and future historical site is the Desert Christ Park built by members of the community with monumental biblical figures designed and sculpted by Frank Antone Martin. In 1951, the first statue, a monumental figure of Christ, was placed at a site secured by the Reverend Eddie Garver. Subsequent development included numerous sculptures of biblical figures and other structures, with new figures being added up until Martin's death in 1961.

Other Historic Sites

There are numerous other historically significant sites located in and around the Town of Yucca Valley which may merit future surveying, documentation, and preservation as important landmarks of local development. Insufficient information has been collected and recorded on these sites, and future development may jeopardize efforts to preserve or properly record their locations and document their resources. One of these sites is the Talmadge Brothers Tanks in the southwest quadrant of the study area, built at a spring in 1912 to water cattle and provide a place for local residents to do laundry. The old Yucca Valley Elementary School, now known as the "Scout House", located north of Yucca Trail, is also a site of special interest. Juney Joy Paxton's home on Paxton Road is another example an era in the history of Yucca Valley.

FUTURE DIRECTIONS

It is the obligation of the lead agency, the Town of Yucca Valley, to assure that every reasonable effort is made to locate, identify and evaluate archaeological, historical and cultural sites within its jurisdiction. The Town must determine what actions or development activities have the potential to adversely affect known or suspected sites of significance.

The manner in which the Town must review and address issues related to Archaeological and Historic Resources Element is set forth in the California Environmental Quality Act (CEQA, Appendix J, 1992 Edition).

As time passes and the community continues to develop, opportunities for documenting and preserving Archaeological and Historic sites and artifacts will decrease. The Town should encourage the research, documentation and recordation to register appropriate sites and structures within the community and vicinity. In this manner, positive action can be taken to identify, preserve and pass on the important traditions and history of the community.

ARCHAEOLOGICAL AND HISTORIC RESOURCES GOAL, POLICIES AND PROGRAMS

GOAL

Preservation, maintenance, continuity and enhancement of cultural heritage and resources in the Town of Yucca Valley, including historic and prehistoric cultural artifacts and traditions, and the broadening of cultural activities, experiences and resources throughout the community.

Policy 1

Establish and maintain an inventory of prehistoric and historic resource areas and sites, and shall register these resources with the appropriate institutions and agencies.

Program 1.A

An archaeological and historical resources data base shall be established and maintained at Town Hall, and shall incorporate information from the Archaeological Information Center (AIC), focused cultural resource studies conducted in the study area, and other resources. Confidential maps shall be prepared and maintained, as well as records and general information.

Responsible Agency: Community Development Department; Community Services Department

Schedule: Continuous; five year Element update

Policy 2

Exercise its responsibility to locate, identify and evaluate archaeological, historical and cultural sites, and shall assure that appropriate action is taken to protect these resources.

Program 2.A

Insure that development or land use proposals, which have the potential to disturb or destroy sensitive resources, shall be evaluated by a qualified professional through appropriate resource surveys, and that mitigation measures are implemented.

Responsible Agency: Community Development Department;

Community Services Department

Schedule: Continuous

Policy 3

Make every effort to ensure the protection of sensitive archaeological and historic resources from vandalism and illegal collection.

Program 3.A

Maintain mapping information and similar location-oriented resources in a confidential manner and shall assure that only those with appropriate professional and organizational ties are provided access to these sensitive records.

Responsible Agency: Community Development Department; Community Services Department

Schedule: Continuous

Program 3.B

In the course of reviewing development proposals and cultural surveys that identify sensitive resources, staff shall, where appropriate, encourage in-place preservation or the recovery and preservation of materials for later study and display.

Responsible Agency: Community Development Department; Community Services Department

Schedule: Continuous

Policy 4

In cooperation with local historical associations, the Town shall periodically review the historical and archaeological resources of the area for possible application for status as a historical landmark or inclusion in the National Register of Historic Places.

Program 4.A

The Community Services Commission shall work with staff and elected officials in prioritizing and proposing action on the preservation and registration of important archaeological and historical resources in the community and vicinity.

Responsible Agency: Community Development Department; Community Services Department

Schedule: Continuous; with annual meetings

WATER RESOURCES ELEMENT

PURPOSE

The purpose of the Water Resources Element is to provide information and address the need on the quantity, quality and availability of water for current and future needs. An important aspect of this element is the coordination and cooperation between the Town of Yucca Valley and other water agencies responsible for supplying potable water to the area.

It is the intention of this element to provide information on the potential for additional water resources to provide adequate water supplies to help recharge the Warren Valley Groundwater Basin. This element also provides goals that will assist the Town of Yucca Valley to implement its policies and programs to ensure sufficient water supplies to the residents, now and in the future.

BACKGROUND

The Water Resources Element has a direct relationship to the Land Use Element, which has evolved to a major degree in response to limited water resources. Water resources issues are also associated with the Flooding and Hydrology Element, including opportunities to enhance groundwater recharge, as well as the Public Building, Facilities and Utilities and Fire and Police Protection Elements. The Water Resources Element is also related to the Community Design, Economic Development and Emergency Preparedness and Health Services Elements.

The Water Resources Element addresses topics set forth in subdivision (d) of the California Government Code Section 65302. Also, the implementation of the California Environmental Quality Act (CEQA), Section 21083.2 (g), empowers the community to require that adequate research and documentation be conducted when the potential for significant impacts to water and other important resources exists.

Early water production in the Yucca Valley area resulted in the drilling of a Warren's well in 1881, which became the focus of Yucca Valley. In 1912, the Talmadge Brothers Tanks were constructed at a spring to provide water to ranchers for cattle and for domestic uses such as laundry. Later, as the area developed, many privately owned water companies formed to provide water for domestic consumption. It was not until 1962 that several of these water

companies merged to form the Yucca Valley County Water District (YVCWD), which is known today as the Hi-Desert Water District (HDWD).¹

Prior to 1990, the two principal water purveyors offering service to the Yucca Valley area were the Hi-Desert Water District (HDWD) and the Yucca Water Company, Ltd. (YWC). However, in 1990, HDWD acquired YWC and assumed responsibility for water service in the Yucca Valley area, with the exception of the Blue Skies Country Club, the Institute of Mental Physics, and approximately 16 individual domestic users. These users have their own wells that extract water from the local groundwater basin.²

Domestic Water Resources

The Town of Yucca Valley lies within the Warren Valley Hydrologic Subarea. The sole source of water supply to the Town of Yucca Valley is the Warren Valley Groundwater Basin (WVGB) which is being recharged by the Morongo Basin Pipeline. Water use in the Town of Yucca Valley is primarily for domestic and municipal purposes.³

Yucca Valley is underlain by relatively permeable, unconsolidated gravel, sands and finer sediments shed from adjacent highlands which are composed of igneous and metamorphic rocks. The groundwater basin is structurally controlled by several northeast trending faults related to the Pinto Mountain fault zone. The groundwater basin is bordered by the Sawtooth Mountains to the north and the Little San Bernardino Mountains to the south. Groundwater in the valley is primarily recovered from recent and older alluvial deposits, and is surrounded and underlain by bedrock⁴ (Please see Seismic Safety Element for more information).

The HDWD service area includes portions of the unincorporated areas outside the Town boundaries and is currently supplied by fifteen (15) wells with water storage facilities provided by sixteen (16) above-ground welded steel reservoirs with a total capacity of 12.41 million gallons.⁵ The

1. Final Draft, Warren Valley Basin management Plan, Warren Valley Basin Watermaster, Yucca Valley California, Prepared by Kenny/Jenks/Chilton, January 1991

2. Ibid,

3. Ibid,

4. Ibid.

5. Hi-Desert Water District, Marty Stockstell, Assistant General Manager of Operations, Yucca Valley CA August 1993.

Environmental Impact Report addresses water storage within the groundwater basin.

In 1987, the HDWD contracted with the Mainstream Water Development Company to locate and develop a well outside the overdrafted Warren Valley Basin and into another aquifer known as the Ames Groundwater Basin. The well, one of the fifteen cited above, was successful and is capable of producing approximately 2,100 acre feet of water per year. During the environmental review process, certain issues arose which prevented production of the well. After years of litigation, an agreement was reached which allows the HDWD to extract 800 acre feet per year and an additional one-half acre foot for every new service connection in the Yucca Mesa area. This agreement will allow the District to supply water to the Yucca Mesa area and ease the overdraft on the WVGB⁶. The mainstream well is currently operational and monitored by the HDWD.

Water Usage

The current per capita water usage excluding non-residential uses is approximately 103 gallon per day (gpd), compared to the statewide average of 140 gpd.⁷ Usage is lower than the State's average as a result of minimal landscaping as compared to other parts of the State. When a combination of residential, commercial and other uses is considered, the aggregate per capita consumption in Yucca Valley is approximately 160 gallons per day (For additional information on water usage please refer to the Environmental Impact Report.)

Water Quality

According to the 1992 Annual Water Quality Report, quality of the groundwater basin is generally good. The maximum contaminant level allowed for total dissolved solids is 500 milligrams per liter. Tests showed that total dissolved solids range between 119 and 125 milligrams per liter. The maximum contaminant level allowed for nitrate is 45 milligrams per liter. Additional tests showed that with nitrate measurements ranging between 2.9 and 24.1 milligrams per liter.⁸

There are several sources of possible groundwater water contamination located within the Town, including septic tank systems and underground gasoline and oil storage tanks. One of HDWD's wells located west of the Blue Skies Country Club is listed as contaminated with high levels of nitrates. This well has been retired by the District and has been capped and filled.⁹

Groundwater Basin Overdraft Conditions

Groundwater is extracted from the Warren Valley Groundwater Basin primarily by the Hi-Desert Water District to serve residents and businesses within Yucca Valley and surrounding areas. The demand for the basin's resources far exceeds the natural supply. Since the 1950's, extractions from the Warren Valley Basin has exceeded its safe yield and have caused an overdraft condition. At current rates of draw-down, water quality can be expected to worsen, and the groundwater basin could eventually be exhausted. The shortage of a readily available long-term water supply has limited growth in the Yucca Valley area and has resulted in a water table decline of more than 200 feet during the past 50 years.¹⁰

In some areas, the groundwater tables currently being lowered by as much as 40 feet per year. In 1972, the United States Geologic Survey (USGS) estimated that the groundwater would be completely depleted by the year 2000.¹¹ Currently, the USGS is currently conducting a comprehensive study of the groundwater aquifer, which should be completed in 1997 or 1998.

Due to this increasing overdraft problem, the Warren Valley Groundwater Basin was adjudicated in 1977. In its adjudication judgement, the Court appointed a Hi-Desert Water District as Watermaster, and ordered the Watermaster to develop a physical solution to the basins overdraft problem. The Watermaster Board authorized the preparation of the Warren Valley Basin Management Plan, which resulted in various engineering evaluations and monthly review meetings, reflecting the significant levels of current HDWD activities. The plan is based on a 50 year water supply planning horizon, starting in 1991, and provides sufficient time to accommodate changing water supply and demand without unnecessary or premature commitment of financial resources. It is intended that the plan will be reviewed on an annual basis so that water supply planning remains 20 years ahead of water demands.¹²

6 Hi-Desert Water District, *Water Notes*, Yucca Valley CA June 1993.

7 Final Draft Report, *Warren Valley Basin Management Plan*, Warren Valley Basin Watermaster, Yucca Valley CA, Prepared by Kennedy/Jenks/Chilton, January 1991.

8 Water Quality Report, Calendar Year 1992, Hi-Desert Water District.

9 HDWD, Marty Stockstell, Assistant General Manager of Operation Yucca Valley, CA August 1993.

10 *Warren Basin Perennial Yield and Quality of Groundwater in Storage*, A Report for Hi-Desert Water District, Prepared by Robert C. Fox, Consulting Engineering Geologist and John Egan & Associates, Inc. Consulting Engineers, August 1991.

11 Final Draft Report, *Warren Valley Basin Management Plan*, Warren Valley Basin Watermaster, Yucca Valley CA, Prepared by Kennedy/Jenks/Chilton, January 1991.

12 Ibid

The entire community of Yucca Valley has and will continue to experience limitations on growth, due to groundwater conditions and residential water, delivery limitations. The water management plan, adopted by the HDWD controls growth at two (2) percent annually by limiting water connections to two hundred (200). A certain level of growth and expansion is important for the community to remain economically viable and healthy. A locally strong economy will allow Yucca Valley and the HDWD to plan for future domestic water sources and wastewater facilities. It is, therefore, essential for the District to accommodate growth within the limits of available water resources.¹³

Recharge of the Warren Valley Groundwater Basin

The natural source of recharge of the Warren Valley Groundwater Basin is precipitation and runoff within its limited watershed.¹⁴ Natural groundwater recharge occurs as precipitation runs off from adjacent highlands and infiltrates all portions of the Basin, especially along washes which lead into Warren Valley Basin. According to the Warren Basin Management Plan, the Basin has an average recharge of approximately 200 acre feet per year (af/y).¹⁵ In June 1991, the two (2) percent growth limit was enforced. The Court then, in February 1992, identified a safe yield was 900 acre feet per year.

There are several methods which enhance the recharging of the groundwater basin from natural sources. These include the development of on-site and regional stormwater retention/detention basins, as well as stormwater channels designed to enhance percolation. The feasibility of these and other methods of enhanced storage and percolation should be explored in the Town master Drainage Plan.

State Water Project and the Morongo Basin Pipeline

As part of a larger project of the Mojave Water Agency, the Morongo Basin Pipeline was recently completed to deliver State Water Project water to the HDWD's Warren Valley Groundwater Basin. The District has been allotted an entitlement of 4,282 acre feet per year, with delivery expected to begin in 1994. Annual deliveries of the District's allotment may vary depending on water availability and may exceed or fall below the annual allotment any given year. This resource will be used to recharge the groundwater basin and help relieve the overdraft condition. The construction of groundwater recharge basin was completed in 1994. As water in storage increases due to recharge, the court will, if petitioned by the Watermaster, be able to increase the number of connections permitted each year.

The Morongo Basin Pipeline has the technical capacity to deliver two to three times the Hi-Desert Water District's annual allocation. This maybe vitally important when surplus allocations are available and can be "banked" in the subbasin. This additional capacity would make it possible for the Hi-Desert Water District to negotiate for additional supplies/allotments to increase groundwater recharge and provide essential water resources for continued growth.

Community Wastewater Treatment

The Hi-Desert Water District is exploring the feasibility of constructing a wastewater collection and treatment facility to serve Yucca Valley and other parts of the District service area. Based upon analysis of topography and water reclamation consideration, a feasibility study for a wastewater collection system was developed. Treated wastewater could be safely percolated into the groundwater basin, and tertiary treated wastewater could be used on golf courses and landscape areas (Also see the Public Buildings, Facilities, and Utilities Element and the General Plan EIR for related discussions).

Water conservation is essential as both a short-term and long-term resource management strategy. With increasing demands on a dwindling water supply and the level of recovery of the groundwater basin uncertain, continuing efforts to reduce per capita consumption are a priority.

Water Conservation

One of the best opportunities for water conservation is the area of landscape design and maintenance. Fortunately, local residents' appreciation for the native desert environment provides an excellent opportunity to reduce the use of turf grasses and other types of heavily water dependent landscaping, with potentially significant water conservation. In addition, the Hi-Desert Water District has in effect, since 1990, Resolution No. 90-4 which mandates the retrofit of toilets, shower-heads and other fixtures to help reduce household water consumption. This is required upon transfer of real property or change of tenants in rental property.

13. Hi-Desert Water District, Water Supply Master Plan, Prepared by John Egan & Associates, Inc., Consulting Engineers, 1990

14. Final Draft Report, Warren Valley Basin Management Plan, Warren Valley Basin Watermaster, yucca Valley, Ca, Prepared by Kennedy/Jenks/Chilton, January 1991.

15. Ibid

Finally, water resources and their delivery cost money, whether the service is provided by a private company or a public agency. There is a direct relationship between the cost of a resource and how thoughtfully it is used. In 1993, the Hi-Desert Water District raised rates to all its customers. As future costs of the resource and its delivery rise, individual conservation efforts can be expected to increase.

FUTURE DIRECTIONS

The future of the groundwater resource serving the Town will have a profound influence on current levels of domestic water service, as well as future growth and development. Both the Town and the Hi-Desert Water District have essential roles to play in optimizing the current and future use of scarce water resources.

First line efforts include the District's construction of groundwater recharge basins and pipelines for Sate water Project supplies coming on line in 1994. They also include the on-going review of development proposals by the Town and the District to assess and assure minimal impacts on water supplies.

The Town Development Code and master Drainage Plan can help limit the demand generated by future development on water resources, and facilitate development of stormwater detention and percolation basins which enhance groundwater recharge, respectively. The following goals, policies and programs are designed to encourage wise water use, enhance water conservation, and facilitate groundwater recharge and long-term recovery of the Warren Valley Groundwater Basin.

WATER RESOURCES GOALS, POLICIES AND PROGRAMS

GOAL 1:

A dependable supply of clean and healthful domestic water to meet the needs of all segments of the community.

GOAL 2:

An informed public which respects the Town's limited water resource and maximize conservation efforts for the benefit of the entire community.

POLICY 1:

Require the use of low water consuming, drought resistant landscape planting as a means of reducing water demand, and shall coordinate with the Hi-Desert Water District to establish a strong education/public relations program to inform

residents of a wide range of water saving techniques.

PROGRAM 1.A

Continue implementation of the water conservation oriented landscape ordinance to comply with State Assembly Bill 325 (AB 325), by requiring the use of natural and drought resistant planting materials and irrigation systems.

Responsible Agency: Town Council, Planning Commission, Planning Department

Schedule: Continuous

Program 1.B

Coordinate and cooperate with the Hi-Desert Water District in the development of educational materials and programs that encourage and facilitate water conservation throughout the community and encourage the Morongo Unified School District to develop landscaping plans using desert plants consistent with water conservation.

Responsible Agency: Community Development Department; Hi-Desert Water District

Schedule: 1995 -1996, Continuous

POLICY 2:

Confer and coordinate with the County Transportation/Flood Control District to enhance groundwater recharge concurrent with flood plain management.

PROGRAM 2.A

To the extent practical, confer, coordinate, and cooperation planning efforts with the County Transportation/Flood Control and the Hi-Desert Water District to encourage the design of flood control facilities so as to enhance opportunities for use of stormwater for groundwater recharge and to minimize land use conflicts between percolation/recharge basins and/or stormwater detention basins and other land use.

Responsible Agency: Community Development Department; County Transportation/Flood Control; Hi-Desert Water District

Schedule: 1995; Immediate; Continuous

PROGRAM 2.B

Establish regulations and guidelines for the development and maintenance of project-specific on-site retention/detention basins which enhance groundwater recharge and complement regional flood control facilities.

Responsible Agency: Community Development Department; Warren Valley Basin Watermaster; Hi-Desert Water District; County Transportation/Flood Control

Schedule: 1995

POLICY 3:

Coordinate with the Hi-Desert Water District to compile an inventory of water supplies for present and future water demands.

PROGRAM 3.A

Confer and coordinate with the HDWD, to maintain a data base on the status of water production in acre feet per year, water quality, and additional potential water resources.

Responsible Agency: Community Development Department; Hi-Desert Water District; Mojave Water Agency.

Schedule: Continuous

POLICY 4:

Regulate land use and development, and confer and cooperate with the Hi-Desert Water District and County Transportation/Flood Control to facilitate recharging the Warren Valley Groundwater Basin.

PROGRAM 4.A

Confer, coordinate and cooperate in planning efforts with the HI-Desert Water District and County Transportation/Flood Control District to minimize land use conflicts between percolation/recharge basins and/or stormwater detention basins and other land uses.

Responsible Agency: Community Development Department; Hi-Desert Water District; County Transportation/Flood Control District

Schedule: Immediate; Continuous

POLICY 5:

Coordinate with the Hi-Desert Water District to share information on potential groundwater contaminating sources.

PROGRAM 5.A

Develop, maintain and share records and technical information on all sites which have the potential to contaminate groundwater resources with the Hi-Desert Water District and other agencies.

Responsible Agency: Community Development Department; Hi-Desert Water District; Regional water Quality Control Board.

Schedule: Continuous

PROGRAM 5.B

Evaluate all proposed land use and development plans for their potential to create groundwater contamination hazards from point and non-point sources, and shall confer with other appropriate agencies to assure adequate review.

Responsible Agency: Community Development Department; Hi-Desert Water District

Schedule: Continuous

POLICY 6:

Ensure the Hi-Desert Water District implements and develops a wastewater collection and treatment system, which will provide for long-range water quality protection and will provide for increased reclaimed water for groundwater recharge.

PROGRAM 6.A

Confer, coordinate and cooperate with the Hi-Desert Water District and lend its support to the development of a needs assessment and feasibility analysis of the design and construction of wastewater collection and treatment facilities in the community.

Responsible Agency: Hi-Desert Water District, Community Development Department.

Schedule: 1995-1996

PROGRAM 6.B

If and when the wastewater treatment facility is constructed, the Town shall encourage the Hi-Desert Water District to consult with appropriate agencies and potential end users, and evaluate the use of tertiary treated wastewater for golf course and landscaping irrigation, whenever feasible.

Responsible Agency: Hi-Desert Water District, Community Development and Community Services Departments.

Schedule: 1996-1998

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AIR QUALITY ELEMENT

PURPOSE

The purpose of the Air Quality Element is to coordinate the planning of land use, circulation, housing and other Town policies with their potential effects on air quality. It is the intent of this element and air quality planning in the region and locally to meet ambient air standards set by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB).

BACKGROUND

The Air Quality Element is directly related to the type and intensity of land uses established in the Land Use Element, and the number, length and timing of traffic trips established in the Circulation Element. This Element is also related to the amount and rate of housing development established in the Land Use and Housing Elements, and the amount of open space, with no potential for pollutant emission, established in the Open Space, Mineral, Energy and Conservation Element.

The State Legislature enacted Assembly Bill 2595 in 1988, which became known as the California Clean Air Act, in order to assure that the future health and welfare of the people of the State of California and the State's environment and economy are protected, regardless of action or direction from the federal government.

State Implementation Plans are designed to meet ambient air quality standards by the deadlines specified in the Federal Clean Air Act (CAA) and emission reduction targets of the California Clean Air Act (CCAA). These Acts base the extent of required emission reductions and the length of time to attain standards on the severity of a District's pollution.

The California Air Resources Board, which shares the primary responsibility for air quality management in the State, has taken a committed approach to expeditious implementation of the Act¹. The CARB has been entrusted with an overseer role, to advise and evaluate local air pollution control agency and District efforts to comply with CCAA requirements.

The Town of Yucca Valley is located within the portion of the Southeast Desert Air Basin (SEDAB), which previously was regulated by the San Bernardino County Air Pollution Control District. In past years, the area was transferred to the

South Coast Air Quality Management District (SCAQMD), and then back to the San Bernardino County Air Pollution Control District with revisions to District boundaries².

As of July 1, 1993 the Town of Yucca Valley was included in a new air quality management district. Several desert area communities coordinated the establishment of this new district, called the Mojave Desert Air Quality Management District (MDAQMD), replacing the San Bernardino County Air Pollution Control District. This District was officially instituted to contain a portion of the Mojave Desert region, including the following cities: Needles, Barstow, Adelanto, Victorville, Apple Valley, Hesperia, Twentynine Palms and Yucca Valley. Several other cities have indicated interest in the new District³ (please see Exhibit IV-4).

The Mojave Desert region is a geographical and meteorological area wholly contained within the Southeast Desert Air Basin. The region currently has air pollution problems caused by the transport of air pollution from upwind districts, by the growing number of motor vehicles and numerous stationary sources, and by atmospheric and meteorological conditions which are conducive to the formation of a variety of pollutants⁴. The District was formed to assure the effective control of air pollution in the area through greater coordination between air quality management decisions and the land use and transportation decisions of local governments within the region.

The existing boundaries, responsibilities, regulations and resolutions of the San Bernardino County Air Pollution Control District have essentially remained the same; however, they are now implemented by the MDAQMD, which was instituted as an autonomous rather than a county agency. The participating cities have established a governing board consisting of eleven members. Eight of these members are representatives of the participating incorporated cities, and the remaining three are County representatives.

- 1 San Bernardino County Air Pollution Control District's Final 1991 Air Quality Attainment Plan, August 26, 1991.
- 2 Bob Ramirez, Supervising Air Quality Technician, Mojave Desert Air Quality Management District, Southeast Desert Air Basin, personal telecommunications August 19, 1993
- 3 Christian Ihenacho, Supervising Air Quality Planner, Mojave Desert Air Quality Management District, Southeast Desert Air Basin, person telecommunications August 17, 1993
- 4 California Health and safety Code "air Quality-Mojave Desert Air Quality Management District," Chapter 642: A.B. No 2522 Legislative Counsel's Digest, p 2446.

The County responsibilities, regulations and resolutions shall remain in effect and shall be enforced by the Mojave Desert District until superseded or amended by the Mojave Desert District Board⁵.

The Mojave Desert District Board is required to adopt rules and regulations that are not in conflict with State and federal laws, and that reflect the best available technological and administrative practices. The rules and regulations adopted shall require the level of control necessary to achieve the emission reduction requirements of the federal Clean Air Act of 1988⁶.

The Town of Yucca Valley, in relation to other areas in Southern California, essentially has good air quality. In the past few decades noticeable deterioration of air quality has occurred due to increased development and population growth, traffic, construction activity and various site disturbances. It is apparent that although air pollution is emitted from various sources in the Morongo Basin, the most evident degradation of air quality may be attributed mainly to sources outside of the area, including Los Angeles County, Riverside County and other portions of San Bernardino County.

Pollutants

Pollutants are generally classified in two categories, primary and secondary. Primary pollutants are those which are a direct consequence of energy production and utilization, while secondary pollutants are those which undergo chemical changes after emission. Primary pollutants typically affect only local areas, and do not undergo chemical modification or further dispersion. Secondary pollutants, on the other hand, do disperse and undergo chemical changes under conditions of high ambient temperatures and high rates of solar insolation. Primary sources and their pollutants are a direct consequence of the combustion of petroleum and other fuels resulting in the production of oxides of carbon, sulphur, nitrogen, and a number of reactive hydrocarbons and suspended particulate. Principal secondary pollutants are termed oxidants and include ozone (O₃), peroxy nitrates, nitrogen dioxide (NO₂), and chemical aerosols.

There is widespread concern about the serious detrimental effects caused by even the most common pollutants. Ozone, particulate, carbon monoxide and other pollutants pose a very real threat to health and property in the desert. The following is a brief summary of the primary criteria pollutants that can be found in the Yucca Valley area.

Ozone (O₃)

Most commonly known as smog, ozone is a pungent, colorless, highly reactive gas which is the main component of photochemical smog. This is a daily occurrence that commonly takes place from the pollution emitted by mobile sources⁷. The potential impact ozone can have on human health is significant, as the ozone molecules react with sensitive lung tissues, irritating and inflaming the lungs, compromising the body's ability to fight respiratory infections⁸. Ozone can also cause extensive damage to vegetation.

The majority of smog experienced in the Yucca Valley area results from the transport of pollutants from Los Angeles County, Riverside County and the Valley portions of San Bernardino County. During the winter months, in the Yucca Valley area, cooler ambient temperatures retard ozone formation and encourage the buildup of higher concentrations of oxides of nitrogen.

Particulate Matter (PM₁₀)

Particulate Matter refers to small particles, both solid and liquid, such as dust, sand, metallic and mineral particles, road-surfacing materials, pollen, smoke, fumes and aerosols. These various particles are categorized by "settling" characteristics, and those which are the size of 10 microns or smaller in size are referred to as PM₁₀. PM₁₀ particles can cause serious health problems, as they can pass through the lung's filtering system, lodge deep in the lung's tissues, and directly irritate these tissues⁹. PM₁₀ is considered to be one of the most prevalent forms of air pollution in the Yucca Valley area, and therefore is discussed further in relation to "Blow and Effects".

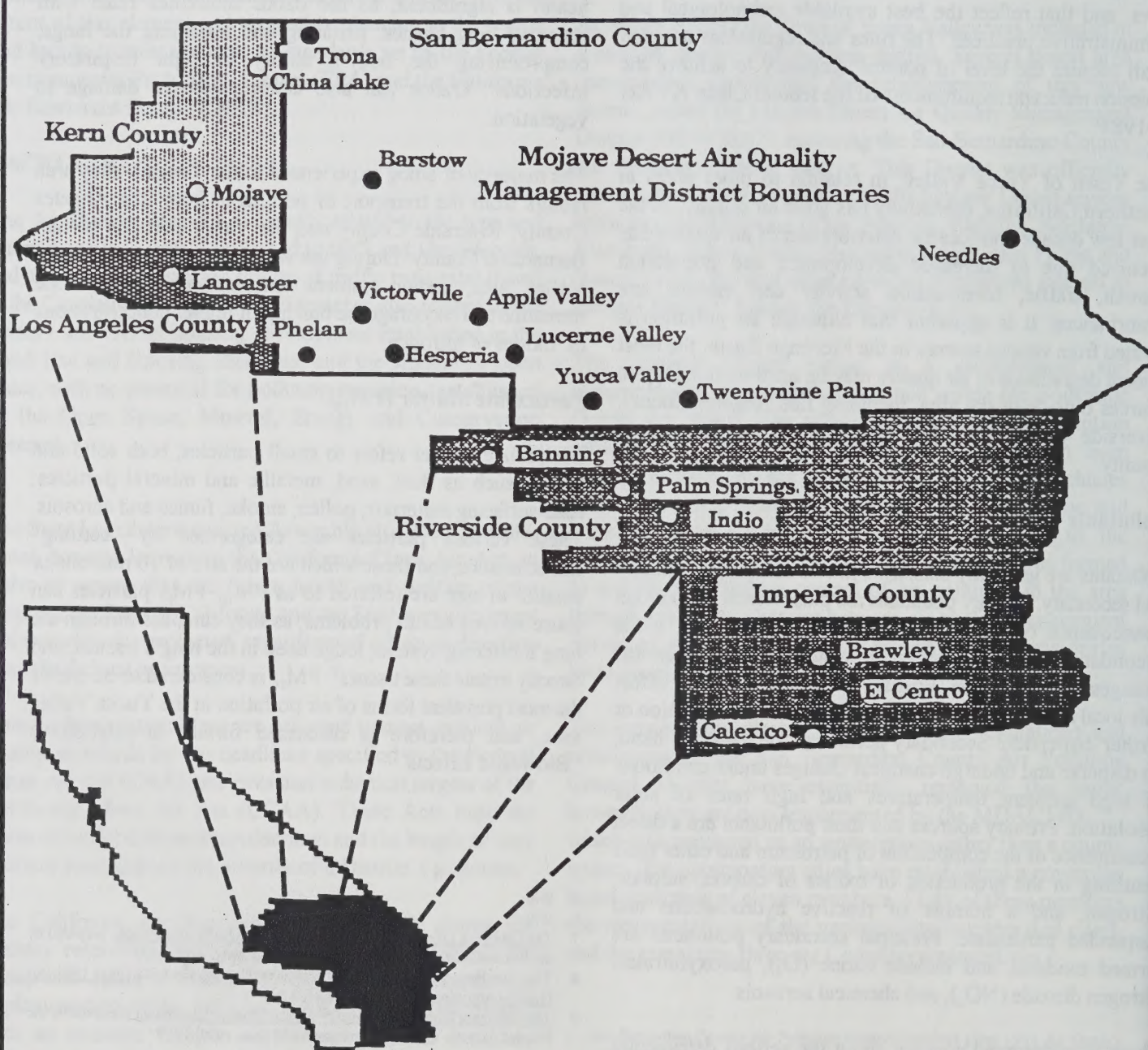
5 Ibid

6 Ibid

7 The California Environmental Quality Act Air Quality Handbook, prepared by the South Coast Air Quality Management District, April 1993

8 The San Bernardino County Air Pollution Control District's Final 1991 Air Quality Attainment Plan, August 26, 1991

9 The California Environmental Quality Act Air Quality Handbook, prepared by the South Coast Air Quality Management District, April 1993



Source: The San Bernardino County Air Pollution Control District's Final 1991 Air Quality Attainment Plan August 26, 1991.

**Mojave Desert Air Quality
Management District Boundaries**

Exhibit

IV-4

Other Pollutants

Nitric Oxide (NO) and nitrogen dioxide (NO₂), commonly referred to as NO_x, are the two most significant oxides of nitrogen for air pollution. NO_x is formed primarily in automobile engines, railroad engines, refineries, electric power plants, and other large energy conversion processes¹⁰. It is neither an irritant nor a health threat at concentrations found in the ambient atmosphere, but is a major contributor to acid rain. Nitrogen dioxide, however, can be lethal in high doses, as it can damage the cell lining of the respiratory tract and increase susceptibility to respiratory infections.

Carbon Monoxide (CO) is a colorless, odorless, toxic gas which is generally produced by the incomplete combustion of carbon containing substances. The pollutant results from emissions from internal combustion engines, principally in automobiles and industrial uses. Carbon Monoxide passes through the lungs directly into the blood stream, binding with hemoproteins and reducing the amount of oxygen which reaches the vital organs such as the heart, brain and tissues¹¹.

Sulfur Dioxide (SO₂) is a heavy, pungent, colorless gas which primarily results from the combustion of sulfur containing fuels such as oil or coal. In the Yucca Valley area, the presence of sulfur dioxide arises from the use of sulfur rich fuel for combustion equipment, rather than from refineries and industrial boilers, which are considered traditional sources¹². The health effects of SO₂ are irritation of the respiratory tract, impairment of respiratory functions, and the promotion of the development of lung disease.

Lead (Pb) exists in ambient air, as an inhalable particulate. The primary sources of lead in the air have included leaded fuels in motor vehicles, air stripping of contaminated soil and emissions released from smelters. Particles of lead, which are considered to be air pollutants, are so small that as much as fifty percent of what is inhaled may be retained¹³ (Also see the Hazardous and Toxic Wastes Element).

Of all of these pollutants, Ozone and PM10 are the most prevalent in the Yucca Valley area. Therefore, part of the reasoning behind the establishment of the Mojave Desert Air Quality Management District was to address more efficiently the meteorological and climatic characteristics of the desert areas that result in higher levels of PM10 and Ozone during the summer months.

Blowsand Effects

PM10 in the Yucca Valley area comes mostly from locally generated fugitive dust. Each year, winter rains cause erosion

of adjacent mountains, and water run-off produces substantial deposits of sand throughout the area. During the spring months, persistent, strong winds carry the sand methodically down the valley¹⁴.

Sometimes referred to as "blowsand," this natural sand migration produces PM10 in two ways: (1) by direct particle erosion and fragmentation (natural PM10), and (2) by secondary effects, such as sand deposits on road surfaces which can be ground into PM10 by moving vehicles, and resuspended in the air by those vehicles (man-made PM10)¹⁵.

Weather and PM10

In the spring and the early summer months, meteorological conditions favor the development of strong winds. Seasonally, as the deserts begin to heat up, surface pressures are systematically lowered. This creates a vacuum-like effect, whereby cooler, ocean-modified air is pulled toward the deserts. While rain storms may dampen and compact the desert soils, flooding can cause the exposure of new, silty materials that can easily be lifted into the air by lighter breezes, as well as by the strong winds, that are very common in the area. Desert visibilities, which typically exceed 35 miles, may be reduced to less than a mile by blowing sand and dust. In addition, on other occasions, summer thunderstorms generate strong gusts and can produce large scale dust storms.

Blowing particulate matter is deposited on fabrics, buildings and automobiles. Extensive wind borne soil can obliterate landscaping and dirty streets. Losses and damage occur to materials and finishes, as blowing sand can pit windshields, destroy finishes and require additional cleaning and sweeping of exposed areas. Dust on vegetation can suppress plant growth and interfere with respiration through leaves.

10 The California Environment Quality Act Air Quality Handbook, prepared by the South Coast Air Quality Management District, April 1993

11 The California Environment Quality Act Air Quality Handbook, prepared by the South Coast Air Quality Management District, April 1993

12 Ibid

13 Ibid

14 Ibid

15 The Federal Register, Vol 52, No. 126 "Rules and Regulations." Wednesday, July 1, 1987, p. 24725

State and Federal Standards

Federal and State ambient air quality standards are set at levels believed adequate to protect the health of the most sensitive population groups, particularly the elderly, children and people with respiratory diseases. State standards are more restrictive than federal.

The following table provides a breakdown of the pollutants monitored in the Mojave Desert Air Quality Management District and the applicable State and federal standards.

Table IV-1
State and Federal Ambient Air Quality Standards

Pollutant	State Standards		Federal Standards	
	Averaging Time	Conc.	Averaging Time	Conc.
Ozone	1 Hour	.09 ppm	1 Hour	.12ppm
Carbon Monoxide	1 Hour	20 ppm	1 Hour	35ppm
	8 Hr.Av.	9 ppm	8 Hr. Av.	9ppm
Nitrogen Dioxide	1 Hour	.25 ppm	Annul. Av.	.035ppm
Sulfur Dioxide	1 Hour	.25 ppm	Dry Deposition Only	
	24 Hours	.05 ppm		
Particulate Matter*	Any Sample	50 μ g/m ³	24 Hour	150 μ g/m ³
	Annual		Annual	
	Geo. Mean	30 μ g/m ³	Arith. Mean	50 μ g/m ³

ppm = parts per million

*collected over a six hour period

Source: The San Bernardino County Air Pollution Control District's Final 1991 Air Quality Attainment Plan, August 26, 1991.

Air Quality Monitoring Stations

There are seven air quality monitoring stations in the MDAQMD, outside of the Yucca Valley area, which are currently operated in the communities of Barstow, Hesperia, Phelan, Trona, Twentynine Palms, Victorville and Lucerne Valley. All of these monitors, with the exception of Lucerne Valley, are capable of monitoring wind speed and direction, which are critical in the evaluation of pollutant sources. The monitoring stations are strategically located throughout the District, set up in specific corridors, where intra-District and inter-District pollution levels may be monitored¹⁶. The monitoring stations measure the various pollutants indicated in the following table.

Table IV-2

Pollutants and Parameters Recorded at MDAQMD Monitoring Stations

Site:

	Ozone	Nox	Sox	COPM10	Wind Speed	Wind Dir
Barstow:	Yes	Yes	No	Yes	Yes	Yes
Hesperia:	Yes	Yes	Yes	Yes	Yes	Yes
Phelan:	Yes	Yes	Yes	Yes	No	Yes
Trona:	Yes	Yes	Yes	No	Yes	Yes
29 Palms:	Yes	Yes	Yes	Yes	Yes	Yes
Victorville:	Yes	Yes	Yes	No	Yes	Yes
Lucerne Val.	No	No	No	No	Yes	No
Yucca Val.*	Yes	No	No	No	Yes	Yes

* Monitoring sites installed in the Town of Yucca Valley in August 1993.

Source: The San Bernardino County Air Pollution Control District's Final 1991 Air Quality Attainment Plan, August 26, 1991. Mojave Desert AQMD, 1993.

Yucca Valley Monitors

In the beginning of August, 1993 the MDAQMD installed two monitoring devices at the Community Center Complex, located at 57090 Twentynine Palms Highway, in the Town of Yucca Valley¹⁷. These devices monitor Ozone and PM10 levels in the Town, along with wind speed and wind direction levels, and provide information essential to developing programs for preservation and enhancing area air quality. The monitoring stations need to collect a large amount of data which must be correlated in order to draw meaningful conclusions regarding air quality in the Town and region.

The first four months of data collected at the Yucca Valley Monitoring Site included Ozone, Wind Speed and Wind Direction measurements for July 19 through October 31, 1993. The instrument measuring particulate matter was not yet operational. An analysis of the data illustrated that the State standard for Ozone was exceeded a total of six times within this period, including August 2nd, 3rd, 4th, 6th and 29th, and September 11. It was also apparent that the highest ozone levels occurred between the hours of 4:00 and 7:00 PM¹⁸, with wind direction generally from the southwest. This data, again suggests that this pollutant is transported into the Yucca Valley area from Los Angeles County, Riverside County and other portions of San Bernardino County.

16 San Bernardino County Air Pollution Control District's Final 1991 Air Quality Attainment Quality Plan, August 26, 1991

17 Bob Ramirez, Supervising Air Quality Technician, Mojave Desert Air Quality Management district, Southeast Desert Air Basin, personal telecommunications August 19, 1993

18 AQ-DHS Air Quality Data Report from the Yucca Valley Monitoring Site located at 57090 29 Palms Highway, August 1 thru August 24, 1993

However, although these measurements are important in the long run, their short term accuracy is questioned, as the EPA, which sets all federal air quality standards, suggests that at least a year of data (365 days) is necessary to begin to draw conclusions regarding air quality of a Planning Area. Most of the analyses required by EPA suggest a minimum of three years of data to prevent hasty and unfounded conclusions, which may affect State and federal mitigation measures required for the study area.

Therefore, in order to roughly gauge current (1994) air quality in the Town of Yucca Valley, data from the Twentynine Palms monitoring site shall be used. Twentynine Palms is similar to Yucca Valley in that it is a high desert community that shares the same geographic and meteorologic conditions. Due to these similarities, and its close proximity to Yucca Valley, the data from the Twentynine Palms monitoring facility is useful to illustrate the general air quality status of the Town.

The following table displays Ozone and PM10 levels in Twentynine Palms from 1989 to 1992.

Table IV-3
Exceedances of Standards and Maximum Concentrations at the Twentynine Palms Monitoring Site, 6078 Adobe Road

Year	Ozone			PM10		
	Days	Days	Max	Days	Days	Max
	Over	Over	1-hr	Over	Over	24-hr
	State	Fed.	ppm	State	Fed.	$\mu\text{g}/\text{m}^3$
	Stand.	Stand.		Stand.	Stand.	
1989	33	3	.13	15	n/a	n/a
1990	37	1	.14	4	1	297
1991	61	6	.129	8	1	297
1992	33	0	.12	0	0	49

n/a: Data not available
Source: San Bernardino County Air Pollution Control District's "Annual Air Quality Reports" for 1989 and 1990, and "Air Quality Data" and "24-hour Summary Reports" for 1991 and 1992.

The Air Quality in Twentynine Palms is relatively good, with an average ozone level of 0.05 to 0.06 parts per million, and very few exceedances of PM10. In relation to other districts in Southern California, the air quality in the Twentynine Palms area is comparatively good.

The following table shows a comparison of the Ozone and PM10 levels recorded at six monitoring sites within the MDAQMD.

Table IV-4
California Ozone Standard
Exceedance Days/Year

Site:	Year:					
	1985	1986	1987	1988	1989	1990
Hesperia	125	139	141	126	127	119
Phelan	n/a	n/a	n/a	136	107	105
Victorville	105	56	56	80	87	56
Barstow	34	46	31	77	67	35
29 Palms	n/a	n/a	n/a	37	33	37
Trona	n/a	6	8	10	5	1

n/a: Data not available.
Source: The San Bernardino County Air Pollution Control District's Final 1991 Air Quality Attainment Plan August 26, 1991.

A detailed analysis of the Ozone exceedance table illustrates that there is, in fact, a definite correlation between the exceedance dates for Twentynine Palms and those for Hesperia, Phelan and Victorville. Also, the Twentynine Palms monitoring station recorded fewer exceedances than the others. Therefore, it is most likely that the Ozone was transported from west to east, rather than produced locally.

In addition, the table shows that Twentynine Palms has the second to lowest level of PM10 and Ozone in the District. However, there are several instances of both pollutant levels exceeding the State and Federal standards. Therefore, it is evident that the air quality levels in Yucca Valley are relatively good, and in order to preserve this level of air quality, appropriate programs and policies must be implemented.

FUTURE DIRECTIONS

Residence within Yucca Valley and the Morongo Basin benefit from existing air quality. It is the responsibility of the Mojave Desert Air Quality Management District and the Town of Yucca Valley, to monitor pollutant levels and regulate air pollution sources. With the installation of the monitoring devices at the Town Community Center, the Town has already taken the first step in the implementation of the regulations of the CCAA which require adequate monitoring of pollutant levels throughout each AQMD. However, air quality management is an ongoing process, and the Town must determine what actions and development activities have the potential to adversely affect air quality in the area.

The issues addressed in the Air Quality Element are a part of those set forth in the California Government Code, Section 65302(b), where within the requirements set forth for the Circulation Element, the Government Code conditions that air quality trends and existing air quality levels be analyzed. In

addition, the California Clean Air Act (Assembly Bill 2595), necessitates the development of air quality policies and programs which will protect and preserve the environment and general public from harmful air pollutants.

AIR QUALITY GOAL, POLICIES AND PROGRAMS

GOAL

Preservation and enhancement of the Mojave Desert region's air quality, in order to assure long-term availability of clean and healthful air in the Town of Yucca Valley, for the protection of the health and welfare of the community as a whole.

Policy 1

Participate in the monitoring of all air pollutants of regional concern on a continuous basis, and shall maintain records of trends in regional air quality.

Program 1.A

Actively promote and pursue expansion of the existing air quality monitoring station, installed at the Community Center by the MDAQMD, to include NO_x, SO_x and CO.

Responsible Agency: MDAQMD; Community Development Department

Schedule: Continuous

Program 1.B

Be notified of all violations of air quality standards in an annual report, which shall document and illustrate trends and assess identifiable causes of exceedances.

Responsible Agency: Community Development Department; MDAQMD

Schedule: Annually; Continuous

Policy 2

Coordinate air quality planning efforts with other local, regional, and federal agencies.

Program 2.A

Coordinate activities with the MDAQMD in conjunction with other local and regional agencies and take an active role in the development and application of air quality regulations.

Responsible Agency: Town Council; Community Development Department

Schedule: Continuous

Program 2.B

Guidance of the MDAQMD shall be sought in the review of major or significant project proposals, through referral of

development plans and/or draft environment impact reports and negative declarations, or through formal or informal consultation.

Responsible Agency: Community Development Department

Schedule: Continuous

Policy 3

Town land use planning shall include efforts to separate sensitive land uses from sources of air pollution.

Program 3.A

The Town Land Use Element shall be developed and maintained to locate air pollution point sources, such as manufacturing facilities, away from residential areas and other sensitive receptors.

Responsible Agency: Community Development Department

Schedule: Development and on-going maintenance of the Town Land Use Element; Continuous

Program 3.B

Include buffer zones within residential and other sensitive receptor site plans to separate those uses from highways, arterial, point sources and hazardous material locations.

Responsible Agency: Community Development Department

Schedule: Development and on-going maintenance of the Town Land Use Element, Continuous

Policy 4

Pursue programs which reduce emissions by creating a land use pattern which can be efficiently served by a diversified transportation system and which minimizes vehicle miles traveled.

Program 4.A

Coordinate with developers and regulate the phasing and staging of development to assure the lowest pollutant emission levels possible. In addition, the Town shall impose mitigation measures on all new development to provide for the adequate use of water trucks and other features which will effectively limit fugitive dust emissions resulting from construction.

Responsible Agency: Community Development Department

Schedule: Continuous

Policy 5

Promote the safe and efficient movement of people and materials into and through the Town as a means of reducing the impact of automobiles on local air quality.

Program 5.A

Promote the development and utilization of pedestrian/multi-use, and bike paths and lanes as a desirable

alternative to the generation of unnecessary vehicular traffic, and shall integrate and periodically update these components in the Circulation Element.

Responsible Agency: Parks and Recreation; Community Development Department

Schedule: Continuous

Program 5.B

Promote and support the development of a Park and Ride program to decrease existing and future traffic levels within the community.

Responsible Agency: Community Development Department; Traffic Advisory Committee

Schedule: Continuous

Program 5.C

Participate in the development and coordination of mass transit/shuttle service linking residential, potential resort and commercial centers of the Town, and shall participate with regional associations and service providers to improve and optimize regional transportation services.

Responsible Agency: Community Development Department; Traffic Advisory Committee

Schedule: Continuous

Program 5.D

Initiate and encourage the use of alternative (clean) energy sources for transportation, heating and cooling. The Town shall also initiate pilot studies and/or demonstration programs in order to promote these uses.

Responsible Agency: Community Development Department; Southern California Edison; Southern California Gas

Schedule: Continuous

Program 5.E

Take appropriate action to limit the excessive production of smoke in both residential and commercial areas.

Responsible Agency: Community Development Department; Code Enforcement

Schedule: Immediate; Continuous

Program 5.F

Coordinate with regional and State traffic agencies to analyze and improve roadway conditions, and propose appropriate mitigation measures to alleviate pollution caused by circulation patterns and inadequate roadway networks.

Responsible Agency: Community Development Department; Caltrans

Schedule: Immediate; Continuous

Policy 6

All development proposals brought before the Town will be reviewed for potential adverse effects on air quality and will be required to mitigate any significant impacts.

Program 6.A

Conduct an initial study for all applications which have the potential to affect air quality.

Responsible Agency: Community Development Department

Schedule: Continuous

Program 6.B

Projects which generate significant levels of air pollutants, such as manufacturing facilities and hazardous waste handling operations, shall be required by the Town to incorporate air pollution mitigation in their design, and to utilize the most advanced technological methods feasible. Limits shall be set on excessive production of toxic smoke by businesses or residences.

Responsible Agency: Community Development Department

Schedule: Continuous

Program 6.C

Develop an ordinance regulating the application of pesticides, fertilizers and herbicides in conjunction with agricultural activities and landscaped areas occurring in the Town.

Responsible Agency: Community Development Department; Town Council; Planning Commission

Schedule: Continuous

Policy 7

Due to the fact that some land uses support populations that are especially sensitive to air contaminants, such as schools and hospitals, the Town of Yucca Valley shall develop and support regulations with this sensitivity in mind.

Program 7.A

Formulate standards for the regulation of location and protection of sensitive receptors from excessive and hazardous emissions.

Responsible Agency: Community Development Department; Traffic Advisory Committee

Schedule: Continuous

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OPEN SPACE, MINERAL, ENERGY AND CONSERVATION ELEMENT

PURPOSE

The purpose of the Open Space, Mineral, Energy and Conservation Element is to address the need for the preservation of open space lands and to ensure the conservation, diverse development and utilization of energy and natural resources, including watersheds, wildlife habitat, mineral and scenic resources in our rural Town. These finite resources can be preserved and reclaimed, but as growth continues so too will the demand for energy and natural resources, as well as open space lands. This Element quantifies current energy usage, mineral resource location and identification, and open space lands. The Open Space, Mineral, Energy and Conservation Element also identifies issues associated with energy, minerals, and open space, and provides approaches for conservation of these commodities.

It is the intent of this Element to define and establish open space and conservation areas in our rural town, mineral resource zones, and existing energy resources and consumption patterns, in an effort to preserve and expand these important resources and determine how they may be most effectively managed. Policies and programs will serve as the tools to insure the preservation and management of these resources and discourage premature or inappropriate conversion of mineral resource zones, and open space and conservation lands to urban uses, thereby assuring their long-term viability and integration with regional open space resources.

BACKGROUND

The broad and comprehensive nature of the issues and subjects of this Element relate directly and indirectly to many other Elements of this General Plan. The Land Use, Circulation, Scenic Highways, Parks, Recreation and Trails, Biological, Cultural Resources, Water Resources, and Seismic Safety Elements are directly related to the Open Space, Mineral, Energy and Conservation issues addressed in this Element. The Land Use, Air Quality, and Circulation Elements directly relate to the Open Space, Mineral, Energy and Conservation issues of this Element, and the Housing and Air Quality Elements have direct consequences upon energy resources. This Element is oriented almost exclusively

towards natural resources, with particular focus on conservation and open space lands, and mineral and energy resources. Its design is not only the assurance of continued availability of land for the production, use and conservation of energy and natural resources, but also for the enjoyment of scenic beauty and recreational uses¹.

Open space land is defined as any parcel or area of land or water that is essentially unimproved and devoted to open space uses. These areas primarily include lands designated for the preservation of natural resources (plant and animal communities), rivers, streams and their banks, managed crop lands and mineral deposits, parks and recreational facilities, and areas where the presence or existence of hazardous materials have prohibited development (Government Code Section 65560(b)).

The Open Space Lands Act (Government Code Section 65566) requires local governments to prepare open space plans before adopting required open space related zoning ordinances. This helps to ensure that open space zoning remains consistent with the open space plan. The Act marked the first legislative signal in the open space movement and has remained practically unaltered since its original enactment in 1970².

Minerals are considered to be any naturally occurring chemical elements or compounds, formed from inorganic processes and organic substances, including, but not limited to iron, limestone, coal, peat, bituminous rock, sand and gravel, but excluding geothermal resources, natural gas and petroleum. The importance of mineral deposits and their utilization is dependent upon their relative abundance and importance in commerce and industry. Deposits of rare or important industrial materials require careful consideration before their availability is precluded by urban development.

Recent federal legislation was adopted to reduce intensity of human use and increase environmental protection to a large

1 Office of Planning and Research, "Planning Law Analysis and Test Organizer (PLATO)", Sacramento, CA, August 1987, Page 16.

2 Office of Planning and Research, State of California General Plan Guidelines, Sacramento, CA June 1987 Page 216

portion of the California desert. The legislation turned approximately eight million acres of the California desert into national parks and wilderness areas, a large portion of which is located in San Bernardino County.

Energy resources are integral in residential, commercial and industrial land uses, and especially in transportation. Regional relatively high energy costs, a highly competitive economic environment, and substantial opportunities for conservation encourage the development and use of alternative energy resources. The overall quality of air and health of ecosystems are dependent upon sensible choices of energy production, use and conservation.

In 1976, San Bernardino County adopted the Joint Utilities Management Program (JUMP) to plan for energy conservation, production, and facilities siting³. Land use compatibility and environmental constraints prompted the development of siting criteria to guide the review of proposed facilities. The Town of Yucca Valley is part of this Plan.

Government Code Section 65302(d) requires that General Plans include elements addressing issues of resource conservation, and sets forth the areas that may be addressed, including reclamation, prevention of pollution or resource degradation, and protection of watersheds.

Open Space Categories

There are four types of open space categories described in this Element. Each type of open space contains its own set of issues regarding conservation.

I. Open Space for the Use of Outdoor Recreational Use

An essential priority in the community design of the Town is the investment in parks, community spaces, and open space and conservation areas. With an anticipated increase in the population of California, San Bernardino County, and the Yucca Valley region, it is necessary to plan for the preservation of valuable open space land. Open space within the Town can provide relief from urban congestion, while creating opportunities for recreational activities, settings for public activities, as well as a place to gather in a more natural environment.

Open space areas for the use of outdoor recreation include those areas with outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including those accessible to streams; and areas which serve as links between major recreation and open space facilities. Examples of these lands include utility easements,

steep terrain and mountainous areas, river, stream and wash beds and their banks, trails, and scenic highway corridors.

Joshua Tree National Park

Perhaps the largest and most well known park facility in the Yucca Valley area is the Joshua Tree National Park, which contains 792,000 acres of desert preserve administered by the National Park Service, and is located immediately south of the Town. Access to Joshua Tree National Park can be found off Black Rock Canyon Road where visitors may reach Black Rock Canyon Campground and a Ranger Station⁴. Located within the Park are "wilderness" campsites, and an extensive network of hiking trails and geographical features that attract rock climbers to some of the best all-year rock climbing in the world.

Prior to the adoption of the Yucca Valley General Plan, San Bernardino County expressed a concern for the need for open space along the Joshua Tree National Park's northern perimeter. Responding to this, a one mile policy area was proposed along this perimeter. This policy zone encompassed the entire six mile southern boundary of the Town of Yucca Valley. The purpose of the policy zone was to soften or mitigate the effects of one land use on the other. Responding to similar concerns and addressing the need to preserve sensitive and/or constrained open space lands, the Town has designated much of the area bordering the Park accordingly. The intent of this and the Land Use Element is to preclude land uses which might have an adverse impact on (or which were incompatible with) the Park.

Big Morongo Canyon Wildlife Preserve and the Burns Pinyon Ridge Reserve

The Big Morongo Wildlife Preserve, located seven miles west of the Town of Yucca Valley, is a desert oasis with perennial water flowing over three miles, supporting all types of riparian vegetation. The preserve is managed by the Nature Conservancy and the U.S. Bureau of Land Management consists of 4,500 acres. In the preserve, visitors can find lush vegetation and water providing a rich habitat for various bird species, some of which are quite rare and unusual. Desert mammals, reptiles, and amphibians can also be found in this unique wilderness environment.

3 Background Appendix to the San Bernardino County General Plan, Section II Planning Issues "Energy Telecommunications" Adopted July 1989, Revised August 1991, p. BA-II-D-203

4 Yucca Valley Chamber of Commerce, "Visit The Joshua Tree National Park Area And..." Yucca Valley Chamber of Commerce, 1992.

Within the Town limits, north of Highway 62 and west of Highway 247 is the Burns Pinyon Ridge Reserve. This 320 acre holding is a State owned site managed for the protection of rare plants and animals. This site is considered to provide important opportunities for scientific research in desert ecology and habitat and species conservation (Also see the Biological Resources Element).

Other Open Spaces

In addition to Joshua Tree National Park, the Big Morongo Wildlife Preserve, and undeveloped parklands, the Town of Yucca Valley also offers developed park facilities including the Community Center facilities, Hi-Desert Park, Machris Park, and Paradise Park. Desert Christ Park, owned and managed by the Museum Association, is another important open space and cultural resource site located within the Town. Little League Park, owned by the Tri-Valley Little League, is also located in the Town. These parks are scattered primarily through the southern portion of the Town since hilly topography can sometimes restrict recreation oriented open space in the northern areas. With scenic beauty as one of Yucca Valley's prime assets, it is important that residents have a park and open space system that will continue to grow and improve through time for current and future generations of residents.

The chart below illustrates the acreage of open space in 1994 in the Town of Yucca Valley and its surrounding areas. For further information as to the location of these open space areas, please see Exhibit IV-2, within the Biological Resources Element.

Table IV-5

Designated Undeveloped Open Space Lands

Town Of Yucca Valley and General Plan Study Area*

	Approx. Acres
Lands Designated	
Hillside Reserve - (HR)	
and not designated as parkland) ⁵	3,737 acres
North Park	80 acres
South Park	40 acres
Desert Christ Park	3.3 acres
Burns Pinon Reserve	320 acres
Total (Approximately)	4,180.3 acres

Additional Open Space Lands near the Town of Yucca Valley

Joshua Tree National Park	792,000 acres
Big Morongo Canyon Wildlife Preserve	4,500 acres

*Other park facilities providing open space experiences are discussed further in the Parks, Recreation and Trails Element.

Trails and Floodways

Floodway channels and utility easements serving also as trails can serve as public access links between open space areas, providing residents with alternate access. A significant opportunity for this type of floodway easement development exists in the Yucca Creek Control Channel north of Highway 62. The channel's banks can include limited pavement or other appropriate hard surface for use as a bike or pedestrian trail. The outer trail within the easement or the channel bottom may remain dirt for equestrian access (Please see the Flooding and Hydrology, Parks, Recreation and Trails, and Circulation Elements for more detailed information).

II. Open Space for the Preservation of Natural Resources

Open space for the preservation of natural resources encompasses an assortment of areas which are required to maintain biological diversity, to protect significant features, and to ensure that future generations will have access to natural environments. Conservation is defined as the management of natural resources to prevent waste, destruction, or neglect. Many finite and renewable resources are beginning to be depleted by population increases and development.

Natural resources can be categorized into two groups: renewable and finite. Renewable resources include fertile soils, forests, wildlife, water resources, streams, and scenic beauty. These resources can be refurbished by natural ecological cycles or sound management practices⁶. Careful planning and management is necessary to ensure that these resources remain renewable. Finite resources include fossil

⁵ Total lands Designated Hillside Reserve (HR) = 4,177

⁶ Office of Planning and Research, State of California General Plan Guidelines, Sacramento, CA, June 1987, p 125

fuels, nonmetallic and metallic minerals. These resources are those that when destroyed or consumptively used cannot be replaced. Finite resources must be used sparingly in order to ensure their future availability. Although conservation may suggest the hoarding of natural resources for use at a later date, the aim of good conservation practices is to ensure a continuous yield of useful plants, animals, and materials by establishing a balanced cycle of harvest and renewal⁷.

III. Open Space for the Managed Production of Resources

While the most prevalent use of land is for residential, commercial and other development, there are many economically productive uses which rely on open land that is not over-burdened with development.

Open space for the managed production of resources requires open areas which have not yet been urbanized, such as agricultural lands, areas containing major mineral deposits, areas of economic importance for the production of food, recreational uses, and areas required for the recharge of ground water basins and water storage.

IV. Open Space for Public Health and Safety

An important function of open space is its use as a buffer to separate people and buildings from hazards which could cause injury, damage, or death. Open space for public health and safety includes areas which require special management or regulation because of hazardous or special conditions. These include earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality (Please see the Seismic Safety, Hydrology, Emergency Preparedness and Health Services, Fire and Police Protection, and Water Resources Element for more detailed information). Although these lands remain open due to hazardous situations, they have potential for other uses. Land along fault lines can be retained in its natural condition as a wildlife corridor and flood control facilities may be usable for natural open space and recreation.

MINERAL RESOURCES

Within the Town of Yucca Valley and vicinity, there are relatively few mineral resources, as the majority of the area is made up of alluvial fans, containing mostly sand, gravel and traces of clay. More particularly, the soil composition of the area consists of: older, undifferentiated alluvium, well dissected alluvial fans, sheared and deformed metamorphic

rock (Gneiss), continental deposits (undifferentiated, fluvial gravel, sand, silt and clay), and Cretaceous or Jurassic Quartz Monzonite. A mineral investigation survey was conducted at a sand and gravel pit (Victor #1 Pit) located immediately northwest of the Town. At this site, Biotite and Muscovite, both rock-forming minerals with sheetlike structures of the mica group, were identified. According to the Department of Conservation, Division of Mines and Geology, neither of these materials are considered to be significant mineral resources.

The sand and gravel deposits within the area do represent an important economic resource, used for roadbase and similar applications. Other resources, such as limestone and marble which are found outside of the study area on the north slope of the San Bernardino Mountains, are also important environmental and economic resources.

Although none of the above mentioned minerals are listed as "strategic", they are considered to be in short domestic supply by the U.S. Bureau of Mines⁸, as sand and gravel are in high demand for road base and other building materials. Efforts should be made to monitor and preserve these resources, with the threat of significant negative environmental and aesthetic effects still prevalent. Exhibit IV-5 identifies the predominant soil types located within the Town.

ENERGY RESOURCES

San Bernardino County has very limited fossil fuel resources, importing 90% of the fuel consumed from adjacent counties, states and foreign countries. The remaining 10% is supplied by small amounts of oil and natural gas produced from wells located in the Chino Hills and Prado Basin areas, and from solar and wind energy systems. With low local resource levels and high consumption rates, conservation and the development and utilization of alternative energy sources are imperative.

The hydropower resources in the County are harnessed by hydroelectric facilities located on the south sides of the San Bernardino and San Gabriel Mountains. These facilities

7 Owen, Oliver S., *Natural Resource Conservation: An Ecological Approach*, MacMillan Publishing Company, New York, NY, 1995, p11
8 Op cit., BA-II-C-229

which make limited contributions to regional energy generation, already harness the limited number of streams in the County and it is unlikely that future hydroelectric development could occur at a significant level.

Renewable Energy

There are three major and potentially significant alternative energy resources within the Yucca Valley area, which are solar, wind and solid waste. The region has one of the highest insulation values in the United States and is the site of major solar energy installations. The San Geronio Pass area is one of the world's most successful wind energy production sites, with the potential to generate up to 3,000 megawatts of electricity. Finally, solid waste, now largely deposited in landfills, is a potentially significant source of energy but is associated with significant environmental constraints.

Energy Services and Consumption

The Town of Yucca Valley is a desert mountain community, with temperatures that are usually 10 to 15F cooler than those of the communities of the nearby Coachella Valley. Temperatures occasionally exceed 110F in the summer months, and sometimes drop below freezing during the desert winter nights. With milder year round temperatures, compared to other desert communities, Yucca Valley residents still must factor substantial utility costs into their cost of living.

Precise figures on per capita or per household consumption of electricity and natural gas in the Town of Yucca Valley are not available and vary significantly with use, however, the South Coast Air Quality Management District (SCAQMD) and utility companies have developed assumptions to define the general level of consumption of energy on a use basis.

Gas Service

On average, the typical residential energy consumer uses approximately 6,665 cubic feet per unit per month of natural gas. Gas service is available to commercial, industrial and residential users in the Town, with costs varying with seasons and amount of use. Propane, coal and wood burning are also widely used in the Town of Yucca Valley for space heating, water heating and cooking. While these energy sources are efficient it should be noted that their extensive use has the potential to cause adverse impacts to ambient air quality due to emissions of carbon, nitrates and soot (Please see the Public Buildings, Facilities and Utilities Element for a more detailed discussion).

Electrical Service

On average, the typical residential electric customer uses approximately 5,626 kilowatt-hours per year of electricity. Electrical services are provided in the Yucca Valley area by Southern California Edison (SCE). There are two major electrical transmission lines that serve the Town of Yucca Valley, one runs along Highway 62, and the other just north of the Joshua Tree National Park. Both of these lines originate at the Devers substation near the City of Desert Hot Springs and have voltages of 115kv. Every year, residential users are offered various rebates for the installation of energy efficient equipment. Several rebates offered by SCE include: refunds for the replacement of a "through-the wall" heat pump; for the installation or replacement of a central electric air conditioner; for the replacement of a central electric heat pump; and for the replacement or retrofitting of a heat pump water heater, to name a few. In addition to providing electrical services to their customers, SCE has special rates for low income customers. (Please see the Public Buildings, Facilities and Utilities Element for a more detailed discussion).

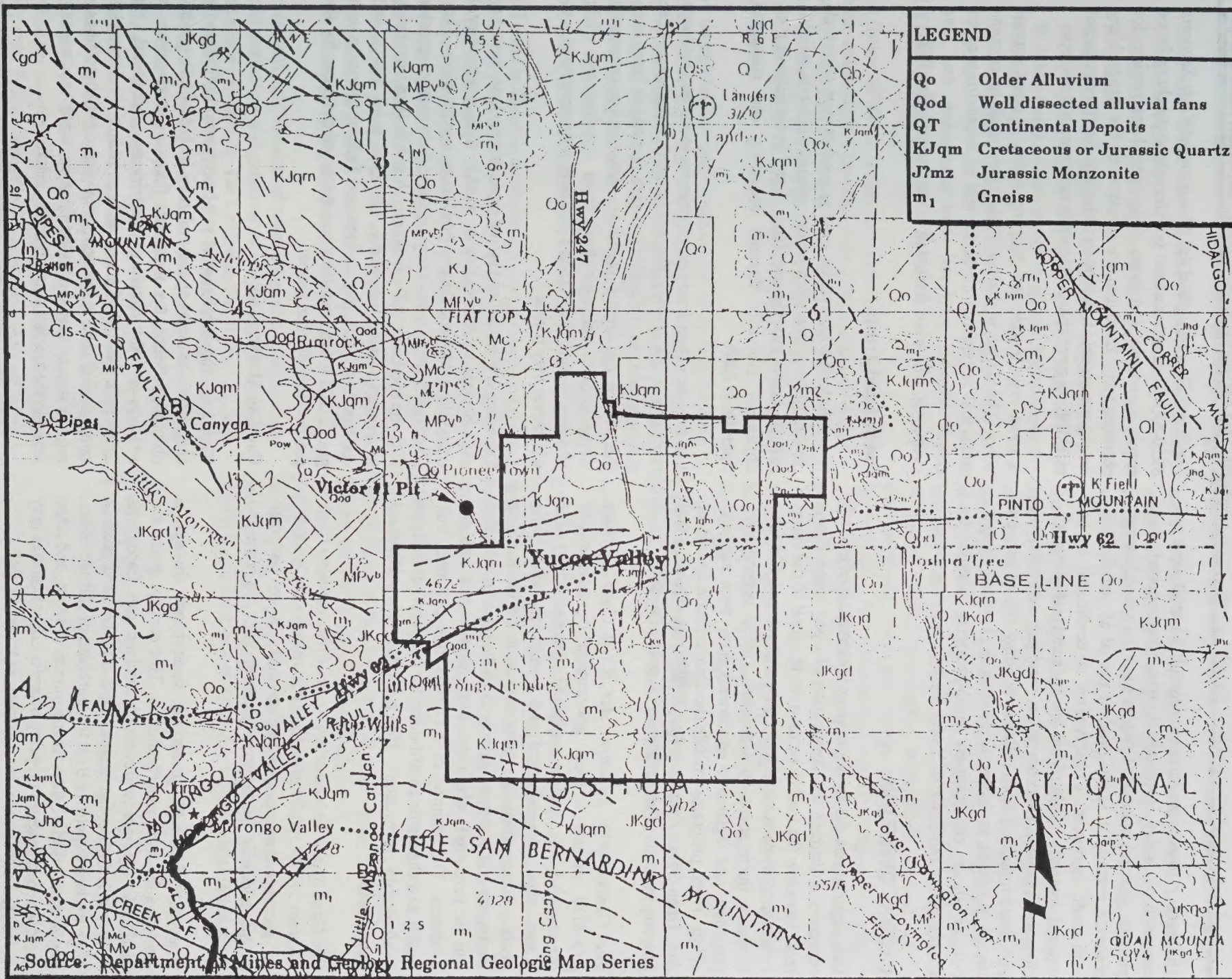
Alternative Energy

Yucca Valley has a high potential for solar energy use, with year-round sunshine and intense summer heat providing an excellent setting for the use of this energy resource. Both residential and commercial uses in the Town utilize solar heating systems to heat swimming pools, and to provide hot water, lighting, air conditioning and heating. Although the initial cost of installation is relatively high for solar systems, a 70% reduction in electricity bills can be realized for certain applications, with an average pay-back of 1.5 years for residential, and 2.5 for commercial⁹. The most typical use of solar energy in the Town is for domestic water heating. Yucca Valley's climate calls for flexibility in design and materials in order to allow for alternate energy systems and maximum energy conservation.

⁹ Randy Varsnick, Service Planner, Southern California Edison, personal telecommunications July 6, 1993

LEGEND

Qo	Older Alluvium
Qod	Well dissected alluvial fans
QT	Continental Deposits
KJqm	Cretaceous or Jurassic Quartz
J7mz	Jurassic Monzonite
m ₁	Gneiss



Soil and Mineral Resources
Within the Yucca Valley Town Limits

Exhibit

IV-5

IV-31

The energy resources available to accomplish useful work are conservation, solar, geothermal, wind, hydropower, oil, propane, gas and uranium. Conservation is a special energy resource because it is the prudent use of all natural and man-made resources. Conservation is considered to be reduced demand resulting from life-style and technological changes, waste-to-energy conversion, recycling, cogeneration, and waste reduction from efficient building and equipment design standards, transportation habits and land use design. All of these conservation methodologies should be encouraged in the Town of Yucca Valley.

LAND ACQUISITION

One way to ensure the development or preservation of natural resources is through the designation of open space. Open space can allow the land to be used for the good of the entire community while remaining largely undeveloped. To help conserve open space in California, many conservation programs and legislative enactments have been put into effect. These programs include the Conservation Easement Act, Open-Space Easement Act of 1974, less-than-fee real property interests, and the Scenic Easement Deed Act¹⁰.

The Conservation Easement Act (Civil Code Sections 815-816) enables a local government or a nonprofit organization to acquire continual easements for the conservation of agricultural and open space lands, and historic preservation. An agreement is made between the landowner and accepting agency as to the types of uses that can be permitted, which are then incorporated into the easement. The granting of a conservation easement may qualify as a charitable contribution for tax purposes or as an "enforceable restriction" for purposes of preferential assessment.

The Open Space Easement Act of 1974 (Government Code Sections 51070-51097) gives local governments the authority to accept easements granted to them or to nonprofit organizations for the purpose of conserving open space and agricultural lands.

State law facilitates preserving open space through a less-than-fee real property interest. This concept grants the land holder the right to prevent certain land uses. Easements qualify as less-than-fee interests, and are often used because they are less expensive than the purchase of full fee rights, can be more effective than zoning, do not displace, and often yield tax advantages to property owners. Local agencies may obtain these easements by purchase, exaction, or gift.

The Scenic Easement Deed Act (Government Code Sections 6950-6954) authorizes a local government to purchase fee or scenic easements, but there is no special mechanism for obtaining them. Land uses are regulated by the Act enabling local governments to adopt an ordinance for the purpose of establishing open space covenants with property owners.

A town may acquire real property rights in other various ways. The Town of Yucca Valley may wish to consider additional acquisition methods such as *acquisition of fee simple absolute interests, joint acquisition, and land swapping*, which are discussed in the General Plan EIR.

Public Land Trusts

A public land conservation trust is another type of vehicle devoted to protecting open space, agricultural lands, wildlife habitats, and natural resource lands. Land trusts achieve their objectives primarily through acquiring and managing interests in land.

Land conservation trusts preserve open space and resource lands in a variety of ways. Some use their funds to acquire fee simple interest in real estate and then manage or lease back their holdings. Others purchase conservation easements which protect sensitive land from development while allowing owners to sell their remaining property interests to whomever they please.

Since they are less fettered by red tape, private land trusts are usually able to respond more quickly than governmental entities to sudden and fleeting purchasing opportunities. They also use their real estate experience to help public agencies with the mechanics of acquisition. A public land trust helps to preserve environmentally sensitive open space and conservation lands, pursue State and Federal financing with grants and loans, and other assistance mechanisms for the preservation of open space.

Funding Mechanisms

Viable funding mechanisms will be essential to finance the acquisition of open space and may include State general obligation bonds, tax increment financing, and grants. In addition to the funding mechanisms mentioned, the Legislature has helped organizations create a broad range of categorical grant and loan programs that can help to finance open space and make its acquisition more economically feasible for smaller communities, including:

¹⁰ Office of Planning and Research, *State of California General Plan Guidelines*, Sacramento, CA June 1987, p 125

- Land and Water Conservation Fund/Department of Parks and Recreation
- Habitat Conservation Program/Department of Parks and Recreation
- Simms Trail Bill/Department of Parks and Recreation.
- Public Access Program/Department of Fish and Game
- Wildlife Conservation Board Program/Department of Fish and Game.
- Urban Forestry Program/California Department of Forestry

FUTURE DIRECTIONS

The Town of Yucca Valley is located in a natural setting where rocky ridges, blue skies and clean air maintain a high quality of life for its residents. In order to continue this rural life-style during future years of increased development, open space will need to be maintained and preserved for future generations.

The thoughtful implementation of the Town General Plan, Development Code and other regulatory mechanisms will play an essential role in preserving existing open space and conservation areas. They will also assure that continued development does not adversely impact these areas and may provide opportunities and mechanisms for long-term conservation of lands not currently under the Town's control.

The Town can also play an important role in encouraging the creation of non-profit conservation groups and assist in securing open space lands for long-term preservation. Assistance may also be provided in helping to secure state and federal grants for purchase of conservation easements and/or fee simple ownership interest. The on-going efforts of the Town and private interests can add to the conservation and preservation of one of the communities most valuable assets, its natural resources and open space lands.

The nonrenewable character of mineral deposits requires their careful evaluation and preservation to prevent unnecessary waste and/or exploitation. The California Surface Mining and Reclamation Act (SMARA) of 1975 was passed to identify and protect mineral resources in areas of high land used conflict and to insure the reclamation of mined lands¹¹. Additionally, Government Code Section 65302(d) states that for the conservation, development and utilization of natural resources, the location, quantity and quality of rock, sand and gravel resources shall be identified. The state has already identified the majority of mineral resources within the Yucca Valley area. Public Resources Code Section 2762 indicates that mineral resource management policies shall be developed to establish the importance of the minerals to the market

region¹². Yucca Valley's compliance with these mandates will assure that adequate supplies of such resources will be available to meet the future needs of the Town, County and region.

Steadily increasing economic and environmental costs associated with energy production and use are forcing communities and countries to develop new energy policies and programs. The various constraints that have emerged can also be viewed as opportunities for economic development and environmental enhancement. Lowering demand will help to control costs. Encouraging development and use of alternative and renewable energy can expand economic opportunity. The community has an important and meaningful role in the encouragement of the wise use of energy resources.

The following goals, policies and programs provide the basis for the long-term viability of this important component of the community.

OPEN SPACE AND CONSERVATION GOALS, POLICIES AND PROGRAMS

GOAL 1

Conservation, preservation and management of open space areas and protection of environmental resources and threatened animal species, protection against environmental hazards, and provision of enhanced recreational opportunities, and scenic qualities of the Town.

GOAL 2

Preservation of the Town's rural atmosphere, including maintenance of natural and, scenic resources.

Policy 1

Identify and map lands suitable for the preservation as passive and active open space areas to be added to the already identified existing areas of this type.

11 Op Cit., BA-C-229

12 State California General Plan Guidelines, the Governors Office of Planning and Research, 1990

Program 1.A

Confer and coordinate with other responsible agencies to map and periodically update information on the various open space lands and facilities within the Town and immediate vicinity.

Responsible Agency: Community Development Department; Community Services Department; Bureau of Land Management; State Department of Fish and Game

Schedule: Implement initial mapping in 1994-95 Fiscal year; Continuous; every two years

Policy 2

Where appropriate, incorporate identified hazard zones (earthquake fault lines, floodways, floodplains, etc.) into the land use map designating these areas as open space.

Program 2.A

Assess and identify appropriate areas of the community for preservation as public or private, passive and active open space for consideration for future inclusion into the Town Open Space and Conservation system.

Responsible Agency: Town Council; Community Development and Community Services Departments

Schedule: Continuous; minimum every five years

Policy 3

With the approval of the local utilities and service providers and County Transportation/Flood Control Department, shall maximize use of flood control and utility easement areas to develop a multi-use trail system providing alternative transportation links to parks and open space areas.

Program 3.A

Confer and coordinate with the County Transportation/Flood Control Department and utility purveyors to, as practical, integrate a multiple use trail system that links Town parks and open space and conservation areas.

Responsible Agency: Community Development Department; Community Services Department; County Transportation/Flood Control; and public utility purveyors

Schedule: Immediate, Continuous

Policy 4

Development and implement guidelines and regulations that assure provision of appropriate buffers between urban and open space/conservation areas.

Program 4.A

Establish land use and development guidelines and regulations in the General Plan and Development Code which ensure appropriate buffers between urban land uses and open

space and conservation areas.

Responsible Agency: Town Council; Community Development Department; Community Services Department

Schedule: 1996, Continuous

Policy 5

Investigate and, if feasible, facilitate the development of a public land trust or similar mechanism to preserve environmentally sensitive open space and conservation lands.

Program 5.A

Investigate and, if appropriate participate in the establishment of a public land trust to preserve environmentally sensitive open space and conservation lands and to provide a mechanism for gifts and bequests of land to the trust.

Responsible Agency: Town Council; Community Development and Community Services Department

Schedule: 1995-1996; Continuous

Program 5.B

Assist a public land trust or similar private non-profit entity in pursuing private funding, as well as State and Federal grants, loans and other assistance for acquisition, preservation and management of open space and conservation lands.

Responsible Agency: Public Land Trust; Town community Development and Community Services Departments

Schedule: 1996-1997, Continuous

Policy 6

Adopt a Development Code which encourages the provision of open space areas through flexible development standards.

Program 6.A

Adopt and implement flexible development policies, standards, and guidelines, that encourage the provision of quality open space amenities within new residential subdivisions and planned developments. These policies, standards and guidelines shall be incorporated into the Town Development Code and other appropriate regulatory documents.

Responsible Agency: Town Council; Community Development Department

Schedule: Immediate; Continuous

Policy 7

Adopt a comprehensive grading ordinance that will protect and conserve open space and natural resources (Also see Slopes, Sediment Control and Soil Element).

Program 7.A

Develop and adopt a comprehensive grading ordinance that protects hillsides and other open space and natural resource conservation areas sensitive in terms of topography and visibility, wildlife resources, water or mineral resources and air quality.

Responsible Agency: Town Council; Town Planning Commission; Community Development Department

Schedule: 1995-1996; Continuous

MINERAL RESOURCES ELEMENT GOALS, POLICIES AND PROGRAMS

GOAL

The controlled management and extraction of mineral resources in the Town of Yucca Valley, that assures their long-term value, protects and preserves aesthetic and natural resources, and assures minimal disturbance to the environment.

Policy 1

With the assistance of the State, identify regionally significant mineral deposits within the Town and surrounding area.

Program 1.A

Coordinate with the State of California Department of Conservation, Division of Mines and Geology in the identification and mapping of existing mineral resources.

Responsible Agency: Community Development Department; California Department of Conservation; Division of Mines and Geology

Schedule: 1995-1996

Policy 2

Regulate and monitor the extraction and use of all minerals, sand and gravel within the General Plan Study Area and vicinity.

Program 2.A

Prohibit surface and deep mining within the Town without extensive review of the environmental impacts and availability of alternative resources.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous

Policy 3

Protect valuable mineral resource areas from potential development that might preclude future extraction of the mineral resources.

Program 3.A

Maintain up-to-date information on existing and newly discovered deposits of valuable and/or significant mineral resources, and shall periodically review land use patterns to assure the long term availability of these resources.

Responsible Agency: Community Development Department; California Department of Conservation; Division of Mines and Geology

Schedule: Immediate; Continuous

Program 3.B

Develop and implement thoughtful review processes related to all development applications which have the potential to disturb existing mineral resources.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous

Policy 4

All existing and mined mineral resource areas shall have detailed mine reclamation programs which assure the restoration of these lands to an aesthetically and environmentally satisfactory condition.

Program 4.A

Coordinate with the State of California Department of Conservation, Division of Mines and Geology in the development of mine reclamation programs, where applicable, in the community and surrounding area.

Responsible Agency: Community Development Department; California Department of Conservation; Division of Mines and Geology

Schedule: Immediate; Continuous

ENERGY RESOURCES

GOAL, POLICIES AND PROGRAMS

GOAL

The conservation of energy and fuels of all types, reduced demand for limited and non-renewable sources of energy, and broadened use of environmentally benign renewable resources.

Policy 1

Develop and implement long-term conservation management policies and standards.

Program 1.A

Implement and enforce California Title 24 building standards to reduce unnecessary energy use in new or substantially remodeled construction.

Responsible Agency: Community Development Department;
Yucca Valley Building and Safety Department
Schedule: Immediate, Continuous

Policy 2

Support efforts to develop alternative energy technologies which have minimum adverse impacts on the environment.

Program 2.A

Implement and enforce the provisions of the State Solar Rights Act and Solar Shade Control Act to enhance the opportunities for the use of solar energy.

Responsible Agency: Community Development Department;
Yucca Valley Building and Safety Department
Schedule: Immediate; Continuous

Policy 3

Promote energy conservation in public buildings and vehicles, to include a program of incentives to encourage the use of innovative methods of conserving energy.

Program 3.A

Research the availability of and apply for state and federal funding for demonstration projects on the use of passive and active solar power technologies for public buildings, vehicles and facilities.

Responsible Agency: Community Development Department
Schedule: Immediate, Continuous

Program 3.B

Through the proper maintenance of equipment and facilities, decreased levels of cooling and heating demand, and efficient use of lighting fixtures and technology, the Town of Yucca Valley shall encourage energy conservation.

Responsible Agency: Community Development Department
Schedule: Immediate; Continuous

Program 3.C

Research and promote the use of alternative fuels and energy sources and technologies (other than solar) for public buildings, vehicles and facilities.

Responsible Agency: Community Development Department
Schedule: Immediate; Continuous

Policy 4

Provide for the protection of and access to existing energy resources, and the development and utilization of these resources.

Program 4.A

Coordinate with Southern California Edison, Co., Southern

California Gas Co., California Energy Commission and other appropriate public and private agencies in the utilization of available energy and alternative energy resources.

Responsible Agency: Community Development Department; Southern California Edison; Southern California Gas. Co.; California Energy Commission
Schedule: Immediate, Continuous

Policy 5

Promote the use of alternative energy sources through the informing of Town residents of available alternative energy programs and rebates.

Program 5.A

Collect, organize and disseminate free information on alternative energy-systems and energy conservation technologies to the residents of Yucca Valley.

Responsible Agency: Community Development Department; Public Utilities; California Energy Commission
Schedule: 1995-1996; Continuous

Program 5.B

Provide information and develop contacts between Town residents and Southern California Edison (SCE), and other companies and agencies, to maximize use of free and/or low cost energy conservation services and to take advantage of associated rebate programs.

Responsible Agency: Community Development Department; Southern California Edison Co.; Southern California Gas Company
Schedule: Immediate; Continuous

Policy 6

Promote the use of ride-sharing and mass transit as a means of reducing transportation related energy demand.

Program 6.A

Work closely with the Morongo Basin Transit Authority to assure the use of energy efficient fuels in all its vehicles, and to encourage the optimum use of MBTA buses and vans.

Responsible Agency: Community Services Department; MBTA
Schedule: Immediate; Continuous

TOWN OF YUCCA VALLEY

COMPREHENSIVE GENERAL PLAN

CHAPTER V

ENVIRONMENTAL HAZARDS

This chapter of the General Plan addresses those man-made and natural environmental hazards which occur in the Town of Yucca Valley and surrounding areas. General Plan elements discussed under this chapter include Seismic Safety, Slopes, Sediment Control and Soil Conservation, Flooding and Hydrology, Noise, Hazardous and Toxic Materials Elements. The assessment of and planning for these hazards or constraints is the primary purpose of this chapter of the General Plan.

SEISMIC SAFETY ELEMENT

PURPOSE

The purpose of the Seismic Safety Element is to provide information, as well as goals, policies and programs to protect the general health, safety and welfare of the Town from seismic related geologic hazards, and to educate the community and its residents about seismic and related geologic hazards. The Element is also meant to satisfy the requirements of state law, including the Alquist-Priolo Earthquake Fault Zoning Act (amended). The Element and its supporting documentation are also intended to provide a regularly updated information database on geotechnical hazards affecting the region, which will serve as the basis for on-going land use policies and decisions.

Background

Elements that are directly or indirectly related to the Seismic Safety Element include Open Space, Mineral Energy and Conservation; Park & Recreation; Land Use; Housing; Public Buildings, Facilities and Utilities; Economic Development and Emergency Preparedness & Health Services. The Emergency Preparedness Element of the General Plan is one most directly related to seismic safety. Many of the procedures, plans, programs and policies in that element are logical extensions of the Seismic Safety Element. In this regard, the Flooding and Hydrology; Slopes, Sediment Control & Soil Conservation and Fire and Police Protection Elements are also closely related to seismic safety.

The Town of Yucca Valley and the General Plan study areas are located within area of high seismic activity. The region is also a transitional geological zone that forms the boundary between the Transverse Range, which includes the San Bernardino and Little San Bernardino Mountains, and the Mojave Desert Geomorphic Provinces (geologic regions). The Town and study area are characterized by an east-west trending valley bounded by the Little San Bernardino Mountains on the south and the Sawtooth Mountains on the north.

Seismic safety influences the distribution of land uses throughout the community, with four major faults that must be accommodated. The availability of alternative traffic routes is also affected, and is particularly important given the occurrence of the Pinto Mountain Fault trending along the Highway 62 corridor and the Johnson Valley fault along the Highway 247.

Applicable Legislation

Requirements for the development of a Seismic Safety, or the more general Safety Element, are found in both the California Government Code and Public Resources Code. Government Code Section 65302 (g) requires that the General Plan address the need to protect the community from unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, seiching, dam failure, subsidence and other known geologic hazards. In accordance with Government Code Section 65303, the Town General Plan may also address other subjects related to the physical development of the community, as provided through Flooding and Hydrology, Emergency Preparedness and Health Services, Slopes, Sediment Control and Soil Conservation and other Elements of this Plan.

The most important piece of legislation related to this Element is the Alquist-Priolo Earthquake Fault Zoning Act, which is found in Public resources Code Sections 2621 et. seq. The location of these earthquake fault zones must be disclosed to the general public through the use of maps and other appropriate materials (Title 14, California Administrative Code Section 3603 (b)). The significance of the Alquist-Priolo Act and the earthquake fault zones are described in the California Division of Mines and Geology's Special Publication 42, *Fault-Rupture Hazard Zones in California* and its free pamphlet, *Alquist-Priolo Earthquake Fault Zoning Act*, both are available from the Division's San Francisco Regional Office.

Finally, Government Code section 8876 establishes a program by which the Town and all other jurisdictions located within seismic zone 4, as set forth in Chapter 2-23 of Part 2 of Title 24 of the Administrative Code, shall identify all potentially hazardous or substandard buildings and shall establish a program for the mitigation of these buildings.

Landers Earthquake

On June 28, 1992, the Town of Yucca Valley and the surrounding area were rocked by the strongest earthquake to occur in California in the last 40 years. The epicenter of the 7.6 magnitude quake, known as the Landers Earthquake, was on the Johnson Valley Fault, north of the Town limits, with associated ground rupture extending about 1.25 miles into the Town limits. This earthquake actually consisted of two subevents that occurred about 19 miles apart, and were

distributed along a series of generally north-south trending faults, including two previously unknown faults (Burnt Mountain and Eureka Peak Faults) which are located in the southern portion of the General Plan study area¹.

Hazards Associated With The Landers Quake

Many of the hazards typically associated with major earthquakes were evidenced by the Landers earthquake. Fifty-three miles of surface fault rupture made this the largest fault rupture event since the 1906 San Francisco earthquake, along the San Andreas Fault. Other consequences of this earthquake included a maximum horizontal and vertical ground displacement of 21 feet and 3 feet, respectively, high ground acceleration, rockfall, and settling of soils².

Regionally the Landers quake resulted in one death, 25 serious and 372 less serious injuries. As many as 77 homes were destroyed and another 4,369 were damaged, and numerous commercial buildings were damaged or destroyed. The quake also caused extensive damage to facilities of the Hi-Desert Water District, including about 40% of the subsurface distribution lines. In total, more than \$100 million in property damage was sustained from the Landers Earthquake.

State Highway 247 was also damaged by the quake and emphasized the need to develop possible alternative routes for evacuations and delivery of emergency services and supplies. Linkage of Town roads with those in the Joshua Tree National Park could provide one alternative in the event main routes to the east are damaged (Also see the Circulation and Emergency Preparedness and Health Services Elements).

Geological Conditions in the Yucca Valley Area

The Town of Yucca Valley is located within a fault controlled basin that extends westward through Morongo Valley, and eastward beyond Twentynine Palms. The vicinity is one of the most active geological regions in the world, where two major tectonic plates, the Pacific and North American, collide and slip past one another. These faults are part of the Eastern California Shear Zone (ECSZ), a broad belt of faults in the Mojave Desert, which transfers motion from the San Andreas Fault Zone to the Basin and Range Province. Approximately 15 to 20 percent of the motion between these two plates is being accommodated by the ECSZ, with almost all the remaining motion occurring along the San Andreas and related faults located to the southwest and west.

Geologic Units, Basement Rocks Alluvium and Fanglomerates

In addition to the tectonic forces acting on the Yucca Valley area, geologic hazards and geotechnical constraints are also affected by the engineering characteristics of the rocks and sediments that underlie the area. These are comprised of Quaternary surficial sediments (deposited within the last 1.6 million years) that rest on a thick layer of Tertiary to Precambrian (more than 1.6 to 570 million years old) rocks. Basement rocks are found beneath the surficial sediments discussed above, and range in age from 1.6 to 570 million years (Quaternary to Precambrian). These include basalt, Old Woman Sandstone, granitic rocks and Precambrian gneissic rock. More recent alluvium occurs along the bottoms of canyons draining toward the central east-west axis of the Town from the surrounding mountains.

Older alluvium and fanglomerates (coarser materials), including cobbles, pebbles and coarse sands, are found to the north and northeast. These materials are derived from surrounding mountains, may be more than 500 feet in thickness, and have been uplifted above the presently active floodplain. These fanglomerates can also be found on Burnt Mountain, which has been subject to uplift, and are approximately 300 feet in depth.

Measurements of the Seismic Hazards in Yucca Valley

As discussed below, earthquakes are classified by their magnitude and by their intensity. The intensity of seismic ground shaking is a function of several factors, including the magnitude of the quake, distance from the epicenter, and the local geologic and topographic conditions. Analysis of the Landers Earthquake indicates that in a comparable seismic event the Town of Yucca Valley generally lies within intensity zone VIII, as defined in the Modified Mercalli Intensity Scale (see below). This intensity affects steering of motor cars, results in partial collapse of typical, unreinforced masonry buildings, causes the twisting and falling of chimneys, factory stacks, monuments and towers, the shifting of buildings not anchored to foundations, and other damage.

¹ Technical Background report for the Safety Element of the Town of Yucca Valley General Plan, Prepared by Leighton and Associates, Inc., December 1993.

² Hart, E. W., Bryant, W. A., Treiman, J. A.; Surface Faulting associated with the June 1992 Landers Earthquake, California Division of Mines & Geology, Department of Conservation. Jan/Feb. 1993

The largest or maximum credible earthquake a fault is capable of generating, is used for community planning purpose. Maximum seismic design parameter values, including peak ground or bedrock acceleration, duration of strong ground shaking, and period of ground motion (frequency), are derived from maximum credible earthquakes to establish safety margins.

Major Fault Hazards in the Yucca Valley Area

Richter Scale

Faulting and ground rupture, or the breakage of bedrock and overlying sediments, along tectonic plate boundaries, and associated ground acceleration or motion, are the most significant potential geological hazards affecting the General Plan study area. Earthquakes are typically defined by their magnitude as measured on the Richter Scale. Each whole number step in magnitude on the scale represents a ten-fold increase in the amplitude of the waves on a seismogram and about a 31-fold increase in energy released. As an example, the 7.5 Richter magnitude Landers Earthquake was 31 times more powerful than a 6.5 magnitude (Richter) quake.

Seismic Intensity and the Modified Mercalli Intensity Scale

The Modified Mercalli Intensity Scale (MMIS) is a more useful measure of the damage potential of earthquakes, and is based upon people's reactions to a quake, and observed damage to structures and other physical effects. There are twelve levels of intensity in this scale, ranging from I - Tremor not felt to XII - Damage is nearly total. The effects of a quake on masonry buildings are an important part of characterizing the intensity using this scale. The intensity of the Landers Earthquake was gauged at about VIII at Yucca Valley.

Major Active Faults in the Yucca Valley Area

The June, 1992 Landers Earthquake provided valuable information regarding the geological features within the General Plan study area. Specifically, this quake revealed the existence of two previously unknown faults in the area, and provided important information on the seismic hazards in the region. Study area faults of concern include the Johnson Valley Fault, Pinto Mountain Fault, Burnt Mountain Fault, and the Eureka Peak Fault. An earthquake along the Coachella Valley segment of the San Andreas Fault could also be expected to have significant impacts on the General Plan

study area. Each fault and its potential to cause damage is briefly discussed below.

Detailed reports on the locations and description of fault ruptures that occurred during the Landers earthquake are contained in the California Division of Mines and Geology's Fault Evaluation Reports FER-230 and FER-234.

Johnson Valley Fault

The Landers Earthquake occurred on the Johnson Valley Fault, which is a northwest trending fault that extends from just south of Pipes Canyon Wash (along Old Woman Springs Road), to Soggy Lake near the Fry Mountains. About 3.5 miles of this fault have been mapped within the General Plan study area. During the Landers quake this fault ruptured, including that portion in the study area, generating a horizontal displacement of six to nine feet, with displacement in the study area limited to about two feet of off-set at the Town's northern limits. Analysis and "computer" modeling of the lower segment of this fault, and the limited displacement that occurred here, suggests that a future large quake may occur along this segment. Within the study area, the Johnson Valley Fault is capable of generating a maximum credible earthquake of 7.3 and could generate a peak horizontal ground acceleration of 0.60 g (1g equals the acceleration of gravity), with ground shaking lasting up to 26 seconds. Modified Mercalli seismic intensity values of IX to X could be experienced in the area as a result of a quake this size.

Pinto Mountain Fault

The Pinto Mountain Fault is one of the major east-west trending faults, known to be associated with the San Andreas Fault to the southwest. The fault has also displayed significant uplift, as evidenced by the presence of the Sawtooth and San Bernardino Mountains to the north. This fault extends through the center of Yucca Valley from the base of the Sawtooth Mountains, eastward along Highway 62. While there is no evidence of recent faulting, the fault is active and did experience minor sympathetic ground ruptures due to the Landers Earthquake. The Pinto Mountain Fault is estimated to be capable of producing a maximum credible earthquake of 7.4, and could generate a peak horizontal ground acceleration of 0.60 g, with ground shaking lasting up to 31 seconds. Modified Mercalli seismic intensity values of IX to X could be experienced in the area.

Burnt Mountain Fault

The Burnt Mt. Fault is one of two newly discovered faults as a consequence of the Landers Earthquake. It is approximately four miles long, as defined by ground rupture evidenced during the 1992 quake. Maximum surface displacement at that time was two inches of horizontal slip. The fault trends southward from just south of Highway 62, along the east side of Burnt Mt., into the Joshua Tree National Park. Analysis and modeling of seismicity along this fault indicates that it is a segment of a fault linking, in the subsurface, the Johnson Valley Fault with the East Wide Canyon Fault to the south. This implies that, in the subsurface, the Johnson Valley Fault extends almost to the Coachella Valley in the Desert Hot Springs area. In the event that the Burnt Mt. Fault breaks independently of the Johnson Valley Fault, it is estimated to be capable of generating a maximum credible earthquake of 6.4 and could generate a peak horizontal ground acceleration of 0.55g, with ground shaking lasting up to 16 seconds. Modified Mercalli seismic intensity values of VIII to X could be experienced in the area.

Eureka Peak Fault

The Eureka Peak Fault occurs within the Town limits and trends southeastward from near State Hwy 62 into the Joshua Tree National Park. This fault ruptured sympathetically with the Landers Earthquake and experienced a maximum right-slip of 9 inches. There was over 2 inches of afterslip on this fault, with about half of that occurring during the first two weeks after the quake. Geological investigations along this fault indicate that the last pre-Landers earthquake occurred more than 11,000 years ago. The Eureka Peak Fault is estimated to be capable of producing a maximum credible earthquake of 6.7, and could generate a peak horizontal ground acceleration of 0.57 g, with ground shaking lasting up to 18 seconds. Modified Mercalli seismic intensity values of VIII to X could be experienced in the area.

San Andreas Fault

Yucca Valley is located about 9 miles northeast of the Coachella Valley segment of the San Andreas Fault. The potential for a major earthquake along this segment of the San Andreas has been well documented and after shocks from the Landers and Big Bear Earthquakes, which occurred the same day, may have increased the strain on this segment of the San Andreas. The occurrence of the much anticipated 8.0+ earthquake along this fault could cause mean peak horizontal ground accelerations of about 0.43 in Yucca Valley, with strong ground shaking lasting up to 50 seconds. Modified

Mercalli seismic intensity values of VII to IX could be experienced in the area.

Alquist-Priolo Earthquake Fault Zones

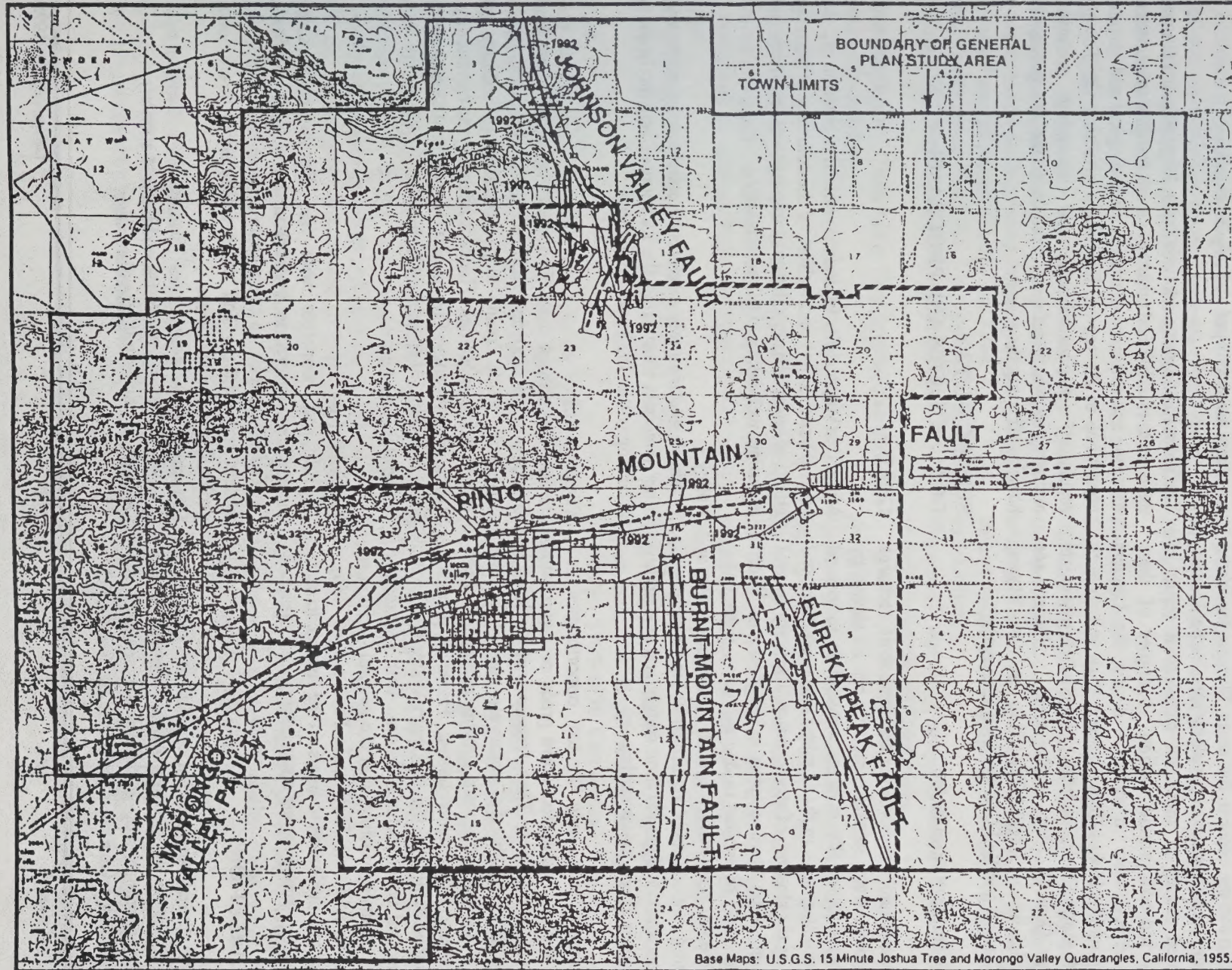
In 1972, the State of California adopted the Alquist - Priolo Special Studies Zones Act, renamed the Alquist-Priolo Earthquake Fault Zoning Act in 1994, which requires the State Geologist to prepare maps showing regulatory zones around active faults within which local jurisdictions must require the preparation and submittal of geological reports for proposed development projects. In January 1993, Preliminary Review Maps of the new and revised Alquist-Priolo Earthquake Fault Zones for the Yucca Valley area became available, and were adopted in July 1993. These maps delineate known and postulated fault traces and the surface rupture zones within which special geological studies must be prepared. Evidence of fault-displaced sediments that are less than 11,000 years old is used as a yardstick to gauge the surface rupture potential of faults (see Exhibit V-1). Structure for human occupancy cannot be constructed on traces of active faults. Developers and other interested parties are also referred to the California Division of Mines and Geology Fault Evaluation Reports and Earthquake Fault Zone maps on file with the Town's Community Development Department.

Other Seismically Induced Geologic Hazards

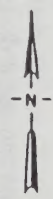
In addition to direct effects such as ground rupture and ground acceleration, there are other seismically induced hazards that can injure people and damage structures. These hazards include liquefaction, dynamic settlement, ground fracturing or fissuring, lateral spreads, slumps, landslides and earth or rock falls. Each of these is briefly discussed below.

Liquefaction

Liquefaction may occur when loose, unconsolidated, saturated, sandy soils are subjected to ground vibrations during a seismic event. This occurs in areas where the ground water table is within 50 feet of the ground surface and in areas subject to Modified Mercalli Intensity values of VII or greater. Significant ground shaking can suddenly increase water pressure in the pores between soil particles and cause soils to lose cohesion and to "liquefy". Effects include a loss of bearing strength, ground oscillations, lateral spread and slumping. This hazard is considered low in the Yucca Valley area, principally because of the approximate depth of 200 feet to ground water.



- LEGEND**
- FAULT ZONES WITH SURFACE RUPTURE FROM THE LANDERS EARTHQUAKE NOTED 1992
 - BOUNDARIES OF ALQUIST - PRIOLO SPECIAL STUDIES ZONE



TOWN OF YUCCA VALLEY

ALQUIST - PRIOLO SPECIAL STUDIES ZONES IN THE YUCCA VALLEY AREA

Project No. 2920997-02
 Scale 1"=1 mile
 Geologists TKG/REL
 Drafted by lah
 Date 12/9/93



Base Maps: U.S.G.S. 15 Minute Joshua Tree and Morongo Valley Quadrangles, California, 1955.

Secondary Ground Failure

Other types of secondary ground failure that can occur during an earthquake include dynamic settlement, which is the result of differential soil compaction/densification caused by ground motion and vertical displacement of the ground surface. Ground fissuring and lateral spread are also secondary effects of liquefaction that can occur in flat areas. Slumps, landslides and earth and rock falls can occur along road embankments, manufactured slopes or mountain sides as a result of seismically induced ground motion. Examples of these secondary effects were in evidence during the Landers Earthquake within Joshua Tree National Park and on both sides of Morongo Valley, and their potential clearly exists within the General Plan study area, (Please see Rockfall/Landslide Susceptibility Map in the Slopes, Sediment Control and Soil Conservation Element).

Seismically Induced Inundation

Failure of water tanks, reservoirs, retention basins, recharge basins and other water storage structures can be caused by seismic events, especially in areas susceptible to ground failure. Two water tanks in the Landers area were destroyed by seiching or the sloshing of stored water. There are several above ground water storage tanks in the Town of Yucca Valley that could be subject to damage in an earthquake. Damage to these tanks, whether a result of surface rupture or strong ground motion, could significantly hinder efforts to suppress fires and could greatly limit supply and availability of potable water after a major earthquake.

There currently exist only limited opportunities for seismically induced inundation down grade of stormwater retention basins in the Town. The infrequency of stormwater retention, the limited likelihood of stormwater storage, and the occurrence of a major earthquake, substantially reduces, but does not eliminate, this potential hazard. However, plans are being developed (1995) by the Hi-Desert Water District to construct ground water recharge basins, with particularly favorable locations coinciding with the general location of faults (see Alquist-Priolo Earthquake Fault Zones Map). Design engineering will need to focus on the seismic hazards of the area when planning for and constructing these facilities.

FUTURE DIRECTIONS

The Town will need to rely on several mechanisms to address hazards identified in the Seismic Safety Element. These include the regulations and guidelines set forth in the Alquist-Priolo Earthquake Fault Zoning Act, the State CEQA

Statutes and Guidelines, the Zoning Ordinance, Hillside Development Ordinance, the Uniform Building Code, and the Subdivision Ordinance. The development review process of the Town Community Development Department must assure that development proposals are thoroughly evaluated with regard to seismic safety, that all necessary special studies are conducted and reviewed, and that comprehensive mitigation measures are developed and implemented.

The Town should also work with State, Regional, and County agencies to establish and maintain an up-to-date information database and reference materials on geological and seismic conditions in the region, legislation affecting the Town's regulatory responsibilities, and changing technical assessments which refine or recharacterize the geological hazards affecting the region.

SEISMIC SAFETY GOAL, POLICIES AND PROGRAMS

GOAL

Minimized vulnerability to, and maximized protection of, the general health safety and welfare of the community from the effects of seismic hazards that may impact lives, property and economic well-being of the community.

Policy 1

Establish and maintain a reference collection of maps and other materials illustrating the location of seismic hazards occurring within the Town boundaries.

Program 1.A

Periodically contact the California Division of Mines and Geology to develop and maintain updated Alquist-Priolo Earthquake Fault Zoning maps and other information on seismic and other geological hazards affecting the community.

Responsible Agency: Community Development Department; State Division of Mines and Geology

Schedule: Continuous.

Program 1.B

Consult and cooperate with San Bernardino County, surrounding unincorporated communities and applicable State and Federal agencies, in an on-going program to improve and update the database and other information on regional geologic/seismic conditions.

Responsible Agency: Community Development Department; applicable State and Federal agencies

Schedule: 1995-1996, Continuous.

Policy 2

In accordance with State law, development proposals within designated Alquist-Priolo Earthquake Fault Zones shall be accompanied by appropriate geological analysis.

Program 2.A

Prepare an informational handout, which specifies the format and contents of geological and fault investigations to be carried out within Alquist-Priolo Earthquake Fault Zones.

Responsible Agency: Community Development Department
Schedule: Immediately.

Program 2.B

Establish a cooperative arrangement with the County Geologist, the State Geologist, or a contract geological engineer to review and determine the adequacy of geological fault hazard studies prepared within the Town.

(Fault Zones shown on Exhibit V-1 are approximate, refer to the Official EFZ Maps for specific information.)

Responsible Agency: Community Development Department
Schedule: Immediately.

Program 2.C

Distribute handout prepared by the California Division of Mines and Geology informing developers, prospective buyers, and others about the Alquist-Priolo Earthquake Fault Zoning Program.

Responsible Agency: Community Development Department
Schedule: Immediately.

Policy 3

Identify and initiate a program to encourage the rehabilitation of unreinforced masonry buildings and other major structures, which pose a threat or hazard, due to inadequate seismic design, engineering or construction.

Program 3.A

Prepare and/or distribute handouts and provide information on possible sources of funding to facilitate the rehabilitation of unreinforced masonry buildings and other major structures which are inadequately constructed to withstand major seismic impacts.

Responsible Agency: Community Development Department
Schedule: 1995-1996.

Policy 4

Cooperate and coordinate with public and quasi-public agencies to assure the continued functionality of major utility services in the event of a major earthquake.

Program 4.A

Contact and establish working relationships and strategies with the Public Utilities Commission, Southern California Edison, Southern California Gas, Hi-Desert Water District and other appropriate agencies to strengthen, relocate and take other appropriate measures to safeguard water, electricity, natural gas, crude oil and other transmission and distribution systems.

Responsible Agency: Community Development Department
Schedule: 1995-1996

Program 4.B

Take a pro-active position to encourage and cooperate with CalTrans to promote the expeditious strengthening of bridges, elevated roadways and other structures along state highways which may be subject to failure during major seismic events, thereby isolating the community from outside emergency aid and assistance.

Responsible Agency: Community Development Department
Schedule: Immediate, Continuous.

Program 4.C

Pro-actively confer and coordinate with management staff at the Joshua Tree National Park to explore, and, if feasible, establish an interconnection between Town roads and those of the Park to provide everyday access and to serve as an alternative easterly access in the event of Highway 62 and other easterly roadway closure from earthquake or other emergency.

Responsible Agency: Community Development Department; U.S. Department of the Interior
Schedule: 1995-1996, Continuous.

Program 4.D

Coordinate with the Yucca Valley Airport District and the local airport owners/operators to enhance the survivability of essential airport operations in the event of a major earthquake.

Responsible Agency: Community Development Department; Airport District
Schedule: 1995-1996; Continuous.

Policy 5

Play an active role in the development and/or distribution of earthquake preparedness information and materials to Town residents and local businesses.

Program 5.A

Information shall be collected from a wide variety of sources, including public agencies and utility companies, providing

instruction on earthquake preparedness. Said materials shall be made available to residents and businesses throughout the Town.

Responsible Agency: Community Development Department; State and County Offices of Emergency Preparedness; Public Utilities

Schedule: Immediate; Continuous.

Program 5.B

Shall confer and cooperate with local utility companies, Hi-Desert Water District, Morongo Unified School District, police and fire departments, and others to coordinate education of the general public regarding appropriate action before, during and after earthquakes and other disasters.

Responsible Agency: Community Development Department; Town Engineer

Schedule: 1995-1996, Continuous.

Policy 6

Encourage and promote the development of ground water recharge basins in areas where the resulting increased potential for liquefaction will have a minimal effect on existing and planned development.

Program 6.A

Coordinate and cooperate with the Hi-Desert Water District in the planned siting and development of ground water recharge basins, and shall take appropriate action to see that potential hazards associated with liquefaction are minimized.

Responsible Agency: Town Council and Community Development Department; Hi-Desert Water District

Schedule: Immediate; through facilities planning period.

Policy 7

In areas of high seismicity, the Town shall encourage the location of septic tank leach fields, seepage pits and heavily irrigated areas away from foundations and other structural supports to minimize the creation of a localized liquefaction hazards.

Program 7.A

Development applications shall include plans indicating the location of leach fields and seepage pits to be reviewed by Town staff to identify potential for ground saturation and may require their location away from foundation and other structural supports.

Responsible Agency: Community Development Department

Schedule: Immediate; On application basis.

Policy 8

Development in areas identified as being subject to a rockfall or landslide hazard shall be avoided.

Program 8.A

Make available copies of the Rockfall/Landslide Susceptibility maps and shall discourage development within areas so designated, or require detailed geological analysis and require mitigation measures that reduce associated hazards to insignificant levels (Please see the Slopes, Sediments Control and Soil Conservation Element).

Responsible Agency: Community Development Department; Town Engineer/Consulting Geologist

Schedule: Immediate; Continuous.

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Rev. 10

SLOPES, SEDIMENT CONTROL AND SOIL CONSERVATION ELEMENT

PURPOSE

The purpose of the Slopes, Sediment Control and Soil Conservation Element is to describe the relevant physical and regulatory environment, and to set forth goals, policies and programs which address issues of public safety and protection of property and life. This Element is also intended to minimize governmental costs associated with erosion and debris removal, to preserve and enhance the long-term economic health of the community, and to protect and enhance the scenic/aesthetic and environmental qualities and assets of the area. Conservation of desert soil and downstream habitat is critical to the Town of Yucca Valley.

BACKGROUND

The Slopes, Sediment Control and Soil Conservation Element has a direct relationship to several other General Plan Elements, including the geological and geotechnical conditions as described in the Seismic Safety Element, the potential for scouring and deposition of sand and gravel as described in the Flooding and Hydrology Element, and the appropriateness of preserving these areas as discussed in the Open Space, Mineral, Energy and Conservation Element. This Element is also directly related to the Land Use and Emergency Preparedness and Health Services Elements. In addition, the protection of important viewsheds as discussed in the Scenic Highways Element, and the complementary nature of using native vegetation to stabilize slopes as set forth in the Biological Resources, are also related to the Slopes, Sediment Control and Soil Conservation Element.

The Town of Yucca Valley and the General Plan study area include extensive areas of steep and rocky terrain, with unstable slopes, potential rockfall hazard areas and soils subject to excessive erosion. Development on steep slopes has increased the risk to life and property, particularly in association the significant and ongoing seismic hazards occurring in the Town and vicinity (also see Seismic Safety Element). Continued development on hillsides has also led to unsightly scarring and the creation of manufactured slopes from cut and fill operations that will remain visible for decades.

The Town and the planning area are also subject to significant erosion, principally associated with storm runoff from existing washes and along major streets. In addition to threatening property and improvements, serious erosion also reduces the control of stormwater runoff and contributes to costs associated with removal of silts and sand deposited in culverts and public roadways. The deposition of these sands and silts poses the additional threat of changing the pattern of drainage in unpredictable ways.

Biological resources can also benefit from slope and erosion control methods, which result in a reduced amount of unnecessary grading and site disturbance, and allow more of the natural habitat to remain intact. The unsightliness of excessive and uncontrolled grading can be reduced, and impacts to the substantial visual resources, that make the region attractive to residents and visitors, can be limited. Areas subject to excessive erosion are also candidates for consideration as open space or very low density development, consistent with their low carrying capacity.

Under California Government Code Section 65302(g), General Plans are required to provide for the protection of the community from unreasonable risks associated with, among other things, the effects of slope instability, erosion and other geologic hazards. Identification of these hazards is required in accordance with Government Code Section 8875 et seq. The abatement or control of these hazards is authorized by Public Resources Code Section 26500 et seq. Areas of the Town that require special management, including steep and/or erosive slopes and soils, are important open space considerations as set forth in California Government Code Section 65560(e). Also relevant is Government Code Section 65561, which addresses the need for the maintenance of the scenic beauty of an area and the preservation of economic resources.

Hillside Development

The Town of Yucca Valley has experienced hillside development, some of which is particularly susceptible to damage from slope failure, rockfalls and strong ground acceleration associated with seismic activity. The geotechnical study prepared for the General Plan identifies approximately five square miles within the Town limits and an additional

11.5 square miles in the study area which is hilly terrain subject to rockfalls and slope instability. These areas occur primarily in the southern and western portions of the Town and the study area, and are principally associated with the Little San Bernardino and Sawtooth Mountains.

Development in hillside areas, as designated on the Rockfall/Landslide Susceptibility Map (Exhibit V-2), and elsewhere in the community, can be designed to follow or flow with natural contours of the site. It is important that development planning on sloping terrain be based upon the best available topographic information, and that development is controlled to minimize adverse visual impacts.

Hillside Development and Erosion Control

General and specific engineering and design principles are applicable to the regulation of hillside development. Carefully planned and developed roads and access drives will minimize the creation of unstable slopes and cuts. It will also allow for more easily managed drainage and minimized erosion.

Grading Standards

Grading on sites with substantial slope should be limited to that necessary to provide stable development areas for structural foundations, public and private streets, access drives, parking areas and other intended and appropriate land uses.

Wash Areas and Stormwater Runoff

Several areas within the Town and General Plan study area are subject to sheetflow and channelized drainage. Occasionally, intense thunderstorms can generate high volumes of runoff which can erode channel banks and transport large volumes of sand and gravel onto roads and properties. These conditions can be aggravated by excessive or improper grading and a lack of surface stabilization. Structures built too close to channel banks can also be undermined by high stormwater flows, threatening lives as well as property.

Erosion control is discussed above within the context of steep slopes. In areas where major development is proposed, or where even single family residences are to be developed on larger lots, there is ample opportunity to limit grading and to stabilize those areas which must be disturbed in order to develop the site. As discussed in other Elements of the Plan, the community greatly values the natural biological and

scenic resources within and surrounding the Town, and, therefore, attention to the potential impacts of grading, including soil erosion, is essential.

Natural vegetation should be left in place to the greatest extent practical, to limit the area to be disturbed and subject to surface erosion, and also to enhance the biological and general open space character of the community. Disturbed areas where no construction will occur shall be immediately revegetated with an appropriate mix of native and other permitted and appropriate drought resistant planting materials. Additional methods of soil stabilization may also be appropriate, including the use of woven erosion control mats, blown straw and other erosion control materials applied in conjunction with seed and plant applications.

In summary, where stormwater runoff threatens to cause erosion on graded lands and within natural and improved channels, the thoughtful use of revegetation and other slope stabilization methods shall be required. The goal of these efforts shall be the limitation of threats to public safety and improvements, as well as the avoidance of adverse visual impacts caused by the "cut & slash" methods that have been employed in some communities. Additionally, control and mitigation can result in a reduction in governmental costs associated with sand and gravel removal from street and drainage channels.

FUTURE DIRECTIONS

As development continues, the Town will be faced with the responsibility of regulating grading and construction activities to protect lives and property, controlling costs of maintenance and cleanup, and preserving the scenic and biological resources of the community. To effectively accomplish this task, the Town will rely on the Development Code and Subdivision Ordinance, and their associated development standards. The Town shall also prepare a Slope Preservation/Erosion Mitigation Grading Ordinance that more specifically addresses issues of grading and development on slopes and other areas subject to erosion. The Town's implementation of the State CEQA Guidelines provides yet another mechanism by which potentially adverse impacts can be mitigated, both in terms of hillside and water course development activities.



SLOPES, SEDIMENT CONTROL AND SOIL CONSERVATION

GOALS, POLICIES AND PROGRAMS

GOAL 1

Protection of public health, safety and welfare from hazards associated with steep or unstable slopes and areas subject to erosion and associated hazards.

GOAL 2

Conservation of soil, protection of hillsides and mountains as valuable scenic resources, and limitation of erosion debris on streets and in drainage channels and in habitats.

Policy 1

Establish and maintain maps and other information indicating the location of areas of steep and unstable slopes and soils located within the Town boundaries.

Program 1.A

Periodically confer with the California Division of Mines and Geology and develop and maintain updated susceptibility maps and other information on potentially unstable slopes and soils occurring within the Town boundaries.

Responsible Agency: Community Development Department
Schedule: 1995-1996 Fiscal year, updated (minimum) every five years.

Policy 2

Development proposals within areas identified by the Town as having steep slopes and/or subject to rockfalls, landslides or excessive erosion shall be accompanied by appropriate geotechnical analysis.

Program 2.A

A geotechnical analysis of sufficient detail to address the identified hazard shall accompany development proposals on lands subject to rockfalls, landslides or excessive erosion, and shall include mitigation measures which reduce the hazard to an insignificant level.

Responsible Agency: Community Development Department
Schedule: Immediate; Continuous

Program 2.B

Establish a cooperative arrangement with the County Geologist or shall contract with a licensed geological engineer to review and determine the adequacy of geotechnical reports addressing slope stability and erosion potential associated with specific development plans. Applicants shall be responsible for any costs incurred by the Town in reviewing and determining the adequacy of these reports.

Responsible Agency: Community Development Department
Schedule: Immediate; Continuous

Policy 3

Develop and adopt a detailed hillside grading ordinance which more fully implements this Element.

Program 3.A

Develop and adopt a hillside-specific or sufficiently comprehensive generic grading ordinance consistent with consideration of seismic hazards, erosion and runoff, unsightly site disturbance, wildlife and habitat preservation, and preservation of viewsheds (or viewscapes) and habitat.

Responsible Agency: Town Council, Planning Commission; Community Development Department

Schedule: 1995-1996; Update minimum every five years

Policy 4

Carefully review and assess potential impacts from development proposals on steep slopes, and assure adequacy of information and analysis.

Program 4.A

In conformance with and in addition to grading ordinance, staff may request additional technical information such as visual impact analysis, that clearly and accurately shows all structures and grading and impacts on critical viewsheds.

Responsible Agency: Community Development Department
Schedule: Immediately, Continuous

Policy 5

In order to control soil disturbance and erosion, grading associated with all development plans shall be kept to the minimum necessary to provide for planned improvements, while maintaining maximum natural and undisturbed vegetation.

Program 5.A

Grading plans associated with development proposals shall clearly indicate those areas which are to be left undisturbed. Those areas which must be disturbed to facilitate development, but which are to remain undeveloped, shall be immediately revegetated, including earth regeneration, in accordance with an approved regeneration and revegetation plan to be concurrently submitted with and to be an integral part of the grading plan. Revegetation plans shall include but shall not be limited to an appropriate mix of fast growing annuals and perennial native to the area.

Responsible Agency: Community Development Department

Schedule: Immediately, Continuous

FLOODING AND HYDROLOGY ELEMENT

PURPOSE

The purpose of the Flooding and Hydrology Element is to set forth the goals, policies and programs that have and are to be developed by the Town to assure protection from the potential drainage and flooding hazards within the community. The intent of this element is also to protect the general health, safety and welfare of the community from potential flood hazards. It references and coordinates with other Elements of the General Plan which also address threats to the lives and property of the community's residents. The potential and extent of the 100-year and 500-year flooding threat is assessed, the 100-year storm being the highest magnitude storm expected to occur, on average, every 100 years.

It is the intention of the community to plan for the phased development of flood control facilities, both project-specific and Town-wide. The integration of open space and multiple use wildlife, pedestrian and equestrian corridors within major drainage is also planned.

Therefore, perhaps it is acceptable, due to our desert and rural configurations, that all-weather crossings are not always feasible or desired throughout the community.

BACKGROUND

Elements directly related to Flooding & Hydrology include the Emergency Preparedness and Health Services Element, which addresses the Town's most significant environmental threats. Also related, to a lesser extent, is the Seismic Safety Element, and Slopes, Sediment Control and Soil Conservation Element, which address associated liquefaction, erosion threats to water storage dikes and dams. The Hazardous and Toxic Wastes Element is also related by the accompanying potential of transporting hazardous and toxic materials stored on the surface and underground. Other related Elements include the Land Use Element, which affects essential relationships of use to location specific threats, and the Circulation Element, which defines the availability of and need for secure access and evacuation routes in the event of a major threat in the community.

State policies and regulations require that the General Plan of a community identify and offer mitigation measures for existing and potential flooding hazards in the area. Specifically, Chapter 73 of the Statutes of California, 1939,

mandates that the San Bernardino County Transportation/Flood Control Department direct the joint planning of area-wide drainage plans affecting local jurisdictions. Mapping areas subject to inundation in the event of dam failures is required pursuant to California Government Code Section 8589.5. Government Code Section 8401 (c) requires that local governments plan, adopt, and enforce land use regulations for flood plain management. Known as the Cobey-Alquist Flood Plain Management Act, this legislation also sets forth requirements for receiving state financial assistance for flood control.

The Town of Yucca Valley and the Morongo Basin have a subtropical, high desert climate. Mean annual rainfall is very low, averaging less than 10 inches. Most of the rainfall occurs during the cooler months of November through March, but occasional high-intensity thunderstorms and tropical storms occur in late summer and early fall. Although the ground may be generally dry at the beginning of a storm, sufficient amounts and intensities of rainfall can saturate the sandy surface, thereby eliminating percolation and increasing runoff. Development also increases runoff by creating large areas of impervious surfaces. Increased runoff upstream can be a significant contributor to damage downstream.

Capital projects such as dikes, levees, channels, and debris and detention basins are being planned for the community. The financing and construction of these facilities offers significant challenges and opportunities. The approach to flood control and its cost must be weighed against the economic impacts likely to result from major flooding. Flood control improvements are frequently necessitated by development itself, which creates a runoff problem.

The Federal Emergency Management Act established the Federal Emergency Management Agency (FEMA), which has in turn prepared the Flood Insurance Rate Maps for the Town. Individual development projects, as well as the implementation plans for the Master Drainage Plan must demonstrate the protection of identified flood hazard areas to the satisfaction of FEMA in order to remove areas from federally designated flood hazard zones.

San Bernardino County Transportation/Flood Control Department

The San Bernardino County Transportation/Flood Control Department is responsible for the management of regional drainage, including rivers and major streams and their tributaries. The Department is empowered with broad management functions, including flood control planning and construction of drainage improvements for regional flood control facilities, as well as watershed and watercourse protection related to those facilities.

To carry out its mandate, the Department and its Flood Control Districts also have powers of taxation, bonded indebtedness, land and water rights acquisition, and cooperative partnerships with local, state and federal agencies. The County Board of Supervisors act as the ex-officio Board of the San Bernardino County Flood Control District. It is anticipated that the construction of major regional flood control facilities as identified in the Master Plan of Drainage will be funded through and managed by the County Transportation/Flood Control Department.

Yucca Valley Regulation of Local Drainage

While the County has the primary responsibility, in close cooperation and coordination with the Town, for managing regional drainage in and around the community, the management of local drainage remains the sole responsibility of the Town. The effectiveness with which the Town manages drainage issues will have a direct effect on the scale and complexity of future flood control facilities. The cost-effectiveness of prevention is actively being integrated into the community's land use plan, which recognizes the importance of and constraints under which many areas of Town exist. The preservation of lands constrained by topography or drainage, including steep slopes, areas rich in vegetation and cover, and alluvial plains and drainage channels can greatly reduce runoff and preserve the capacity of downstream facilities.

Furthermore, the planned integration of on-site stormwater detention facilities, where possible and appropriate, has the potential to significantly reduce the needed size of downstream facilities, while creating opportunities out of a constraint that results in enhanced open space and recreation areas. The construction of homes and other structures on elevated pads will also reduce the potential of flood damage in susceptible areas.

FEMA and the Federal Flood Insurance Rate Maps

Many of the areas of the United States subject to flooding from 100 year storms have been mapped by the Federal Emergency Management Agency. The resulting documents are the FEMA Flood Insurance Rate Maps (FIRMs), which serve as the basis for determining the availability of federal flood insurance. Exhibit V-3 is a compilation of the data presented in corresponding FIRM Community Panels dated June 1981, and September 1990. The FEMA maps for the Town of Yucca Valley designate a substantial portion of the commercial corridor within the 100-year flood plain (Zone A), which extends west of and includes Water Canyon, industrial and residential lands east of the Blue Skies golf course, the airport and surrounding lands, and the Highway 62 commercial area, east of Vons shopping center.

Yucca Valley Master Drainage Plan

The San Bernardino County Transportation/Flood Control Department is currently (1995) managing the preparation of a Master Drainage Plan for the Town of Yucca Valley. This master plan addresses the regional flooding potential and drainage problems within and tributary to the Town. Major washes and drainage addressed in the Master Drainage Plan include Water Canyon, Yucca Creek, Old Woman Springs Wash, Covington Wash, Joshua Wash and Quail Wash.

The Master Drainage Plan includes a review of the magnitude of 100-year storms, the characteristics of the major drainage, and how both establish the need and determine the most cost-effective methods of flood control are also included in the master plan. The Plan may also recommend methods of financing necessary improvements, which may include area drainage fees.

Backbone Drainage System

The natural and planned backbone drainage for the Town is Yucca Creek Wash, extending from and including the Water Canyon drainage. The Town's focus of development has occurred along State Highway 62, which is the flattest portion of the basin and also the focus of area-wide drainage. Yucca Creek receives runoff from all of the major drainage passing through the Town. Yucca Creek and the mouth of its tributaries generally define the limits of that area of Town mapped by FEMA.

Major Flood Control System Components

The preparation of the Master Plan, as well as local drainage control plans and improvements, can be either structural, non-structural, or a combination of both. Structural improvements include levees, dams and storage basins. Non-structural methods of control include the preservation of natural channels, washes and alluvial plains. There can also be regulatory controls that reduce densities in highly susceptible areas, lot clearance limitation on larger lots, flood proofing requirements, and watershed preservation.

Levees, Detention and Recharge Basins

Detention basins, which are typically engineered to contain sand, gravel and other debris, can be a cost-effective means of lowering the expense and size of downstream facilities. They can also enhance opportunities for multiple use of drainage channels and their potential to provide enhanced wildlife habitat.

Groundwater recharge basins, which are designed to enhance percolation of water into the groundwater basin, are currently being considered by the Hi-Desert Water District (HDWD) as a means of placing imported water in storage for later withdrawal from wells. These facilities may be built away from or directly integrated into stormwater channels. In the event that groundwater recharge basins are incorporated into stormwater facilities, it may be necessary for these basins to be sufficiently engineered to meet the potential challenges of a 100-year storm.

Levees are one of the most basic means of controlling or directing flood flows, primarily shallower sheet flows crossing alluvial fans or cones. Typically, earthen or armored embankments placed roughly perpendicular to the sheet flow either act as a dam to hold back stormwater or as a diversion structure to "train" flows into planned and improved drainage. Examples of diversion levees currently exist within the community, and can be seen in the Covington Wash drainage in the southeastern portion of Town.

Substantial costs are associated with engineering and designing these various flood control facilities and purchasing lands needed for construction. There will also be substantial ongoing maintenance required to remove accumulated debris, and to preserve the functional capacity of basins and channels. Some of these costs may be shared with the County, while others will be the sole responsibility of the Town.

Land Use Planning as a Flood Control Strategy

One of the most effective and direct methods of controlling flooding and limiting threats to lives and property is proper land use planning. Consistent with other primary goals of the community, land use planning can call for the preservation of natural vegetation in the foothills and mountains, which function as natural water sheds for local drainage, and can affect the volume of stormwater and debris that reach downstream facilities.

Land use planning can also limit the exposure of people and improvements to storm hazards and damage. Restrictions on the type and location of structures in the vicinity of major drainage within the community can greatly reduce potential losses. Within the limits of improved and unimproved 100-year floodplain, development should be severely limited and regulated, with the prohibition of the construction of structures for human habitation. Within flood zones subject to sheet flooding, development approvals shall be conditioned to assure protection of improvements from flood damage. Protection measures may include raising the finished floor level above the flood depth projected for the surrounding area and providing protection against scouring. Until such time as flood protection is provided, which removes areas from severe threats of flooding, development in these areas should be carefully regulated.

Flood Control and Wildlife Habitat and Recreation Enhancement

Consistent with the goals and policies, as set forth in the General Plan, the controlling of stormwater flows should also be viewed as an opportunity for multiple uses, including recreation and wildlife enhancement. Washes, detention basins and channels should be designed with this multi-use function in mind. In addition to the opportunity to integrate hiking and equestrian trails into these facilities, these areas are commonly frequented by numerous birds and small and large mammals. They are important as a source of forage and cover, and as relief from the more urban environments of the area, offering opportunities for the continued integration of the natural desert habitat into the built environment.

FUTURE DIRECTIONS

The Flooding and Hydrology Element will be implemented through the direct expression of policies and programs of the Element and through the implementation of other General

Plan Elements, including the Water Resources, Open Space, Mineral, Energy and Conservation, Land Use, Biological Resources and Slopes, Sediment Control and Soil Conservation Elements.

However, the principle and most direct implementation of this Element should be through the enforcement and implementation of the Town Master Drainage Plan. The Master Plan and its improvements can help control and confine the area-wide drainage pattern to more discrete and focused routes where this is appropriate. It may also point to facilities that complement land use patterns, provide cost-effective flood control, and maximize opportunities for multiple uses, including groundwater recharge. The current Town Floodplain Management Ordinance also provides drainage control while assuring protection of lives and improvements.

The Master Drainage Plan will also set critical parameters for future development along areas subject to area-wide flooding. The Element will also be implemented through the development guidelines and regulations of the Yucca Valley Development Code, Grading Ordinance and Subdivision Ordinance.

FLOODING AND HYDROLOGY GOALS POLICIES AND PROGRAMS

GOAL

Identification of flooding and other hydrologic hazards in the Town of Yucca Valley and provision for the protection of lives, property and essential facilities within the community.

Policy 1

Assure that an updated and effective Master Drainage Plan is implemented for the near and long-term protection of the community and its residents.

Program 1.A

Proactively participate with the County Transportation/Flood Control Department in the development and updating of the Yucca Valley Master Drainage Plan, providing land use and other relevant information and insisting upon the use of the most current data and analysis. Planned and existing flood control facilities, including detention and debris basins, washes and channels shall be identified as "open space" on the Land Use Map of the General Plan.

Responsible Agency: Community Development Department;

San Bernardino County Transportation/Flood Control Department; Hi-Desert Water District

Schedule: Immediate; Continuous

Policy 2

Provide for the implementation of drainage controls and improvements that enhance local conditions and are consistent with and complement the Master Drainage Plan.

Program 2.A

Local regulations and guidelines shall be established which direct the management of runoff, and provide for local drainage facilities that tie into and maximize the effective use of regional drainage facilities.

Responsible Agency: Community Development Department

Schedule: 1995-1996; Continuous

Program 2.B

Adopt local drainage policies and development standards that reduce the rate of runoff from developed lands and residential subdivisions, to the greatest extent practical.

Responsible Agency: Community Development Department

Schedule: 1995-1996, Update every 5 years

Policy 3

Proactively pursue the securing of a Conditional Letter of Map Amendment (CLOMA) and final map amendment recognizing the redesignation of the 100-year flood plain within the Town boundaries.

Program 3.A

Working with the San Bernardino County Transportation/Flood Control Department and its consultant, the Town shall coordinate and cooperate in the filing of appropriate FEMA application materials to incrementally secure amendments to the Flood Insurance Rate Maps for the Town, consistent with existing and proposed improvements.

Responsible Agencies: County Flood Control; Community Development Department; FEMA

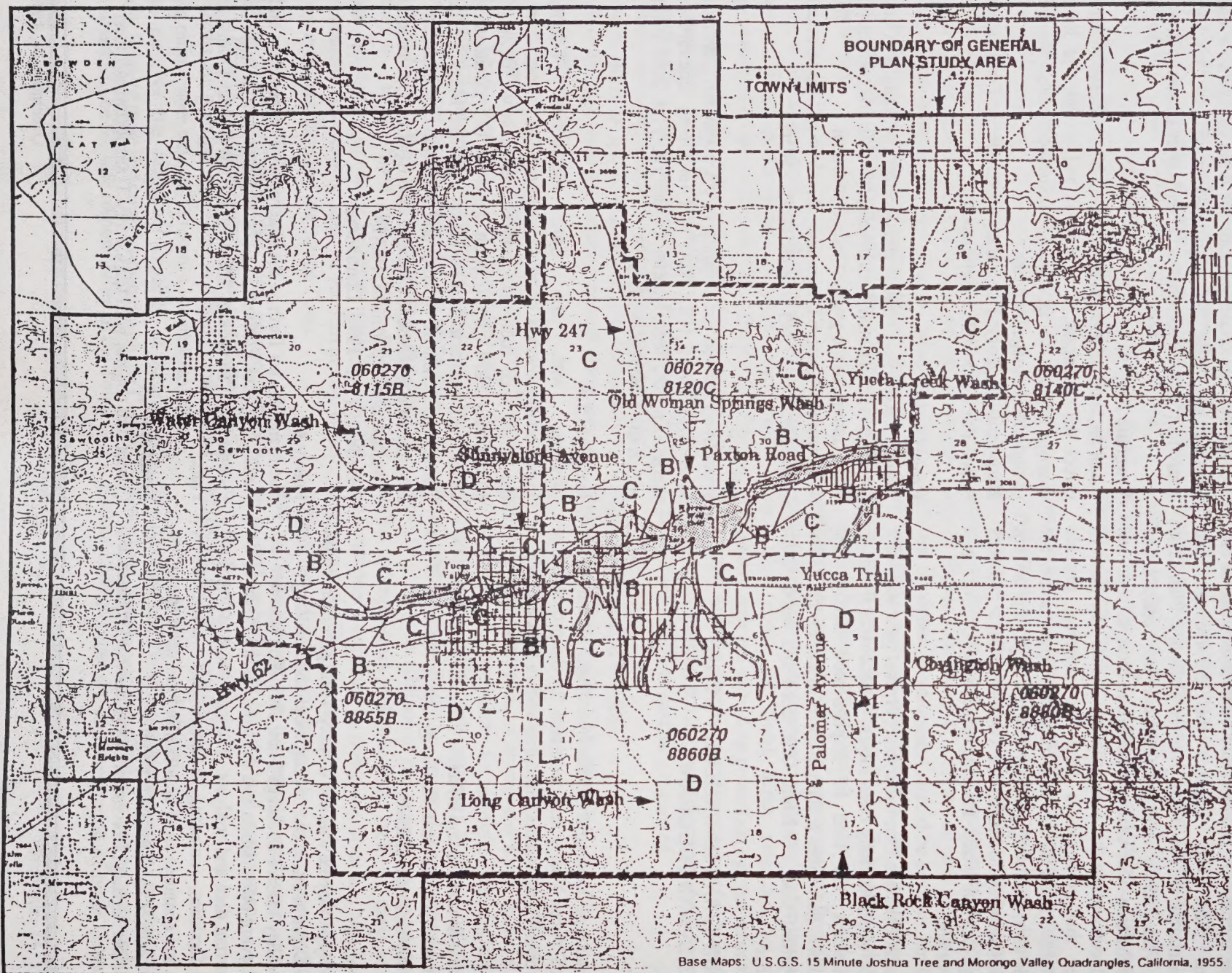
Schedule: 1995-1996, Continuous

Policy 4

The mandates set forth in the Emergency Preparedness and Health Services Element shall be implemented through the Flooding and Hydrology Element and the Master Drainage Plan.

Program 4.A

Confer and consult with the County Transportation/Flood



LEGEND

FLOODING HAZARDS



ZONE A - AREAS OF 100-YEAR FLOOD. REFER TO FLOOD INSURANCE RATE MAPS FOR BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS WHERE DETERMINED.



ZONE B - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN 1 FOOT.



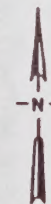
ZONE C - AREAS OF MINIMAL FLOODING.



ZONE D - AREAS OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARDS.

SOURCES:

Federal Emergency Management Agency, Flood Insurance Rate Maps, Community Panels 060270 8120C and 060270 8140C (dated 9/28/1990), and 060270 8115B, 060270 8855B and 060270 8860B (dated 6/23/81).



TOWN OF YUCCA VALLEY

FLOODING HAZARDS

Project No. 2920997-02
Scale 1"=1 mile
Geologists TKG/REL
Drafted by lah
Date 12/9/93



Base Maps: U.S.G.S. 15 Minute Joshua Tree and Morongo Valley Quadrangles, California, 1955.

Control Department and its consultants, as well as Caltrans, to encourage the eventual provisions for all-weather crossings at major roadways, especially those serving as emergency evacuation/access routes.

Responsible Agencies: Community Development Department; County Flood Control; Caltrans

Schedule: Immediate, Continuous

Policy 5

Major drainage facilities, including debris basins and flood control washes and channels, shall be designed to maximize their enhancement as wildlife habitat, consistent with the functional requirements of these facilities.

Program 5.A

The services of a professional wildlife biologist shall be included in the design phase of major drainage facilities, including debris and detention basins, levees and channels, to assure that design opportunities for enhanced wildlife habitat are fully enhanced when designing and constructing these facilities.

Responsible Agencies: Community Development Department; Community Services Department; County Flood Control District.

Schedule: Immediate, Continuous

Policy 6

Major drainage facilities, including debris basins and flood control washes and channels, shall be designed to maximize their enhancement as community open space amenities such as hiking and equestrian trails, consistent with the functional requirements of these facilities.

Program 6.A

Work closely with County and local flood plain management consultants to assure that design opportunities for enhanced open space and recreation amenities, including hiking and equestrian trails, are fully enhanced when designing and constructing channels, debris and detention basins, and other drainage facilities.

Responsible Agencies: Community Development Department; Community Services Department; County Flood Control District

Schedule: Immediate, Continuous

Policy 7

Pursue all credible sources of funding for local and area-wide drainage improvements needed to provide flood control protection, and to achieve related General Plan goals and policies.

Program 7.A

County funding, State funding under the Cobey-Alquist Flood Plain Management Act and other state programs, and Federal funding available under the Federal Emergency Management Act and other federal sources shall be pursued for area-wide as well as local flood control projects.

Responsible Agencies: Community Development Department; San Bernardino County Flood Control District

Schedule: Immediate, Annually

Program 7.B

Consider the establishment of Area Drainage Plans or Benefit Assessment Districts for purposes of funding needed drainage improvements benefiting geographically discreet portions of the Town of Yucca Valley.

Responsible Agencies: Community Development Department; County Flood Control.

Schedule: Immediate, Continuous

NOISE ELEMENT

PURPOSE

The purpose of the Noise Element is to coordinate the community's various land uses with the existing and future noise environment, and to ensure that any negative effects of noise are minimized or avoided completely. Lack of noise is a basic characteristic of a rural environment. As development occurs, the Town shall carefully review proposals to ensure that land uses incompatible with the noise environment are avoided or are properly mitigated. It is the intention of this Element to identify current noise conditions within the Town and determine future noise impacts resulting from continued growth. Through the implementation of the policies and programs of this Element, any current and future adverse noise impacts can be greatly reduced or avoided entirely, to protect the general health, safety and welfare of the community from noise impacts.

BACKGROUND

The Noise Element is directly related to the Land Use and Circulation Elements. The location of sensitive land uses including housing, schools and medical facilities, are also affected by issues addressed in the Noise Element.

Low noise levels are a basic element of the rural environment. Generally, the Town enjoys a quiet noise environment typical of rural communities. The noise environment of the Town is dominated by State Routes 62 and 247 as well as local traffic. In general, the residential neighborhoods of the community are quiet, with average noise levels typical of quiet rural areas. Occasional intrusive noise from general aviation and military aircraft have a very limited impact on the communities noise environment. The issues addressed in the Noise Element include those set forth in Subsection (f) of the California Government Code Section 65302, which requires that the Noise Element identify and analyze noise problems in the community.

The implementation of the California Environmental Quality Act (CEQA), Section 21083.1, mandates adherence to the State Guidelines and empowers communities to determine whether or not a proposed project may have a "significant effect on the environment". These significant impacts may range from excessive traffic noise in a residential neighborhood, to industrial manufacturing noise impacting a hospital or convalescent home.

The California Department of Health Services has prepared

a Model Community Noise Control Ordinance, which was developed in accordance with Section 46062 of the Health and Safety Code to assist local agencies in the development of model ordinances to control and abate noise. State guidelines require that a community noise control ordinance be adopted which sets forth control policies and programs that "minimize the exposure of community residents to excessive noise."

Concern regarding the potential psychological and physiological impacts of noise has increased significantly in recent years. Excessive noise levels are not only a potential annoyance, but can constitute a significant health threat resulting in Temporary or permanent hearing loss, and mental distress.

Definitions

Noise is defined as unwanted or undesired sound. Airborne sound is the result of a very rapid change in air pressure from the surrounding "normal" atmospheric pressure. The combination of noise from all sources near and far is the Ambient Noise Level¹. For purposes of this discussion, the ambient noise level at a given location is termed "environmental noise".

Understanding environmental noise requires some familiarity with the physical description of noise. The important physical characteristics of sound include its frequency range, intensity/loudness and temporal/time-varying aspect. The decibel (dBA), A-weighted level, and Community Noise Equivalency Level (CNEL) are all units of measurement used to describe and numerically weight noise.

The decibel is a unit of measurement describing the amplitude or strength of sound. The Community Noise Equivalent Level (CNEL) is the weighted average of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. The time of day corrections require the addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m., and the addition of 10 decibels to sound levels at night between 10 p.m. and 7 a.m. These additions are made to the sound levels at these time periods, because during the evening and night hours, with the decrease in overall amount and loudness of noise generated, when compared to daytime hours, there is an increased sensitivity

1. Model Noise Community Noise Control Ordinance, Office of Noise Control, California Department of Health. Adopted April 1977.

to sounds. For this reason the sound seems louder and it is weighted accordingly.

Range of Noise

The most common sounds vary between 40 dBA (very quiet) to 100 dBA (very loud). Normal conversation at three feet is roughly at 60 dBA, while loud engine noises equate to 110 dBA, which can cause serious discomfort. Due to the logarithmic nature of the sound measuring (decibel) scale, doubling the sound energy of a noise source only increases the decibel rating by 3 dBA. However, due to the internal mechanism of the human ear and how it receives and processes noise, a sound must be nearly 10 dBA higher than another sound to be judged twice as loud. Physical health, psychological well-being, social cohesion, property values and economic productivity can all be affected by excessive amounts of noise.

Noise Impacts

The effects of noise on people can be grouped into three general categories: subjective effects, such as annoyance and nuisance, interference with activities, such as conversation and sleep, and physiological effects, for example, a startle or hearing loss.

In community noise assessments, changes in noise levels greater than 3 dBA are often identified as significant, while changes less than 1 dBA will not be discernible to the human ear. In the range of 1 dBA to 3 dBA people who are very sensitive to noise may perceive a slight change in noise level. No scientific evidence is available to support the use of 3 dBA as the significance threshold. In laboratory testing situations, humans are able to detect noise level changes of slightly less than 1 dBA. However, in a community situation the noise exposure is extended over a long time period, and changes in noise levels occur over years, rather than the immediate comparison made in a laboratory situation. Therefore, the level at which changes in community noise levels become discernible is likely to be some value greater than 1 dBA, and 3 dBA appears to be appropriate for most people.

Negative reactions to noise generally increase with the inflation of the difference between background or ambient noise and the noise generated from a particularly intrusive source such as a barking dog, traffic, or industrial operations. In most situations, noise control measures need to reduce noise by 5 to 10 dBA in order to effectively lower the perceived sound. Therefore, loud, short duration noises from barking dogs and low-flying aircraft generally have little

impact upon the CNEL levels of an area, due to the averaging techniques utilized to define CNEL.

Existing Community Noise Levels

In the Town of Yucca Valley, the primary source of noise, as in many desert communities, is related to vehicular traffic. To a lesser degree aircraft overflight also contributes an intrusive element to the noise environment. Most transportation noise is highly predictable if specific data concerning operating characteristics are available. Computer models and simulations are used to compute the noise environment along transportation routes based upon the vehicles operating characteristics and the number of vehicles utilizing that particular transportation route. These predictions, provided by existing quantitative models, have been verified by sound measurements at strategic and sensitive receptor locations in the Town of Yucca Valley. The Noise Monitoring section identifies the noise monitoring site locations.

Noise Monitoring

The noise model verification measurements, which were the actual noise surveys conducted in the Town of Yucca Valley, were done over a period from October, 1993 to January, 1994, and were administered by the acoustical engineering professionals, Walker & Celano.

Noise monitoring was executed at a total of nine sites selected to be representative of existing noise sensitive uses or generators. The locations and estimated CNEL values are listed below, and are identified by number in Table V-1. Exhibit V-4 illustrates the approximate location of the nine noise monitoring sites.

TABLE V-1

NOISE MONITORING²
LOCATIONS AND CNEL VALUES

SITE	LOCATION	CNEL
1	Hwy. 62 at Fortuna Ave.	69.0
2	Hwy. 247 at Farrelo Rd.	68.9
3	Joshua Ln. at Hardesty Dr.	65.2
4	Palomar Ave. at Lisbon Dr.	50.4
5	8543 Palomar Ave. at water pumping station	*70.9
6	Benecia Tr. at Inca Tr.	52.0
7	Yucca Tr. at Emerson Ave.	67.9
8	Onaga Tr. at Yucca Valley High School	65.2
9	Buena Vista Dr. at Terry Ln.	63.0
*When pumping station is in operation NOTE: A detailed description of each monitoring site and monitoring conditions are set forth in the General Plan Program EIR. In addition, the Noise Study in the technical appendix of the General Plan Program EIR includes the Summary of Measured Noise Levels Table which offers more detailed measurements.		

Vehicular Noise

The principle noise source measured (1994) within the community is vehicular traffic, including automobiles, trucks, buses, and motorcycles. The level of noise generated by vehicular traffic generally varies according to the volume of traffic, the percentage of trucks, and traffic speed. Based upon a version of the FHWA Noise Prediction Model noise contours (CNEL = 60, 65 and 70 dBA) have been calculated. Tables V-2 and V-3 in this element show the noise impacts of traffic at several locations in the community on local noise environment.

The distances to the CNEL contours are shown in feet and measured from the centerline of the road. Exhibits V-5 and V-6 identify the projected 60, 65 and 70 dBA CNEL noise contour boundaries for existing and General Plan buildout traffic volumes.

Aircraft Traffic Noise

Aircraft noises impacting the community emanate from two sources, general aviation operations at the Yucca Valley Airport and military aircraft overflights originating from and destined for the Twentynine Palms Air Ground Combat Center.

The Yucca Valley Airport is a privately owned airstrip which has been leased on a long term basis to the Yucca Valley Airport District. The site is a public use airport classified in the National Plan of Integrated Airport Systems as a general aviation, basic utility facility. In 1994, the airfield was home to 52 single engine aircraft. From mid 1990 to mid 1991, the airport supported 12,500 operations. Approximately 3,000 operations were generated by the airport based aircraft, while the remaining 9,500 operations were from transient airport. Any potential expansion of this airport is restricted by surrounding development and terrain.³ The general aviation activity at this airport is not a significant noise problem.

Exhibit V-7 depicts the 60 CNEL contour for the Yucca Valley Airport that was estimated by evaluating noise impact studies which were prepared for the Chino Airport, Ontario International, Rialto Municipal and Cable airports and the Air Installation Compatible Use Zone studies for George and Norton AFBs.⁴

In addition to the noise generated by vehicular traffic and aircraft, there are other noise generators within the Town which could create significant noise related conflicts. Industrial operations related to such activities as rock crushing, construction and automotive repair can create substantial noise problems. Even mechanical equipment, including chillers, refrigerator units and heating/air conditioner equipment associated with commercial centers can significantly impact the noise environment.

Various animals and recreational vehicles (dirt bikes, quads, etc.) are generally termed nuisance noise. Although the annoyance factor of these types of noise sources can be significant, the Town Development Code and other Ordinances are better suited to address these noise issues.

2. Noise monitoring and CNEL estimates by Walker & Celano

3. Airport Comprehensive Land Use Plan, Yucca Valley Airport, San Bernardino County Planning Department, February 1992

4. Ibid

Conflicts arise when these noise generators are located in close proximity to noise sensitive land uses, such as churches, hospitals, schools, libraries and residential neighborhoods and are not sufficiently screened.

Future Noise Levels

Future noise impacts to the community are expected to be primarily generated by increasing traffic volumes. From the Circulation Element, we can extract the future volumes projected on major roadways. In order to make the projected traffic noise data more accurate, the average posted speed limits and a percentage mix of light and heavy truck traffic along the roadways were included in the modeling data. Computer modeling was also used to estimate noise impacts due to the increased traffic volumes. It is important to note that special attention to site design may substantially reduce noise impacts below those projected, and therefore, these estimates are considered to be conservative and unmitigated. Tables V-2 and V-3 lists the 1994 and projected General Plan buildout noise contours generated by the Town's major roadways.

Noise and Land Use

The compatibility of different land uses is directly related to the user's sensitivity to noise and the potential for impacts to be mitigated. Particularly sensitive land uses include residences, schools, libraries, churches, hospitals, and nursing homes. In addition, parks, golf courses and other outdoor activity areas can be sensitive to noise disturbances. Less sensitive land uses include commercial and industrial uses, hotels and motels, playgrounds and neighborhood ball parks, and other outdoor spectator sport arenas. Least sensitive to noise are heavy commercial and industrial uses, transportation, communication and utility land uses. Exhibit V-8 illustrates the ranges of allowable exterior noise levels for various land uses.

FUTURE DIRECTIONS

Generally, the Town of Yucca Valley enjoys a quiet noise environment typical of rural communities. The Town is, however, most notably impacted by highway and major roadway noise sources. Future efforts in this regard must focus on the preservation of the rural, and in many parts of the community near wilderness, quiet, atmosphere which the community now enjoys.

Existing and future noise abatement and mitigation will have varying levels of effectiveness depending upon the noise type and its source, site conditions, geography and land uses.

Noise issues have been carefully considered in the development of the Land Use Element and land use distributions. Zoning designations provide another level of land use control, which assures appropriate uses near significant noise sources and development standards and guidelines which will reduce impacts and enhance compatibility. The Circulation Element has also been designed, where possible, to protect the Town's residential areas from excessive traffic noise and to assure compatible noise levels.

In areas subject to significant or potentially significant noise impacts, site planning and design standards are geared to provide adequate noise impact mitigation. Those mitigation measures include the use of buffer zones, walls, landscaping between residences and roadways, and earthen berms. In addition, site planning and building orientation can provide shielding of outdoor living spaces and orient openable windows away from roadways. Effective acoustical materials can also be incorporated into building windows and walls which adequately reduce outdoor noise.

NOISE GOAL, POLICIES AND PROGRAMS

Goal

To maintain noise levels that complement and are consistent with the Town's low density residential character and the preservation of the rural desert environment.

Policy 1

Prepare and adopt a Noise Ordinance which establishes noise exposure thresholds that will trigger the need for project-specific noise impact studies in the community. The Ordinance shall also provide development standards and project design guidelines, which include a wide range of mitigation measures which can be applied to meet Town standards.

Program 1.A

Develop acceptable noise standards for various land uses with noise contour limits between noise generators and sensitive land uses. This noise limit will be determined depending upon proposed and surrounding land uses. If exceedance of the acceptable noise limit is proposed, a noise study will be required and mitigation measures will be developed to bring the development into compliance, or the project will be denied as proposed.

Responsible Agency: Community Development Department; Town Council

Schedule: 1995-1996; Update every five years

Program 1.B

Provide an outline of minimal requirements for noise studies for future projects. Studies shall analyze project impacts and the effectiveness of proposed mitigation measures.

Responsible Agency: Community Development Department
Schedule: 1995-1996; Continuous

Policy 2

Protect noise sensitive land uses, including residences, schools, hospitals, libraries, churches and convalescent homes from high noise levels from both existing and future noise sources.

Program 2.A

Establish and periodically update an inventory of existing significant noise sources and incompatibility areas, and shall develop procedures to reduce the noise effects on these areas where economically and aesthetically feasible.

Responsible Agency: Community Development Department
Schedule: 1995-1996; Continuous

Program 2.B

Prepare noise studies in conjunction with individual developments (tentative tract maps and building permits) in order to determine precise noise barrier heights and locations and building structure noise mitigation (i.e., upgraded windows, mechanical ventilation, etc.) required in conjunction with specific development projects.

Responsible Agency: Community Development Department
Schedule: Continuous

Program 2.C

Require the installation of soundwalls, earthen berms, wall and window noise insulation and other, mitigation measures in areas exceeding the Town's noise limit standards and corresponding acoustical analysis.

Responsible Agency: Community Development Department
Schedule: 1995-1996; Continuous

Program 2.D

Verify projected noise levels through noise monitoring at locations adjacent to residential and other noise sensitive areas where traffic volumes have increased by more than 30%.

Responsible Agency: Community Development Department
Schedule: After the appropriate traffic volume increase has occurred

Policy 3

Project designs will be required to include measures which assure that interior noise levels for residential development not to exceed 45 CNEL as required by Title 25 (California

Noise Insulation Standards).

Program 3.A

In areas subject to potentially significant noise impacts, the Town shall require developers to monitor and document compliance with all applicable noise level limits.

Responsible Agency: Community Development Department
Schedule: As development occurs

Policy 4

Land uses that are compatible with higher noise levels shall be located adjacent to the Town's designated arterial roads, or the Yucca Valley Airport, in order to maximize noise related land use compatibility.

Program 4.A

Periodically review land use patterns and the community noise environment, and shall amend the Land Use map as appropriate to assure reasonable land use/noise compatibility.

Responsible Agency: Community Development Department; Town Council
Schedule: Review every five years

Policy 5

Develop and maintain a circulation plan that is consistent with the residential character of the Town, avoids impacts to existing and planned sensitive receptors/uses, and which provides fixed routes for existing and future truck traffic.

Program 5.A

Designate primary truck routes and clearly mark these routes through the Town. Construction traffic, delivery traffic, and through truck traffic shall be limited to these routes.

Responsible Agency: Community Development Department; Community Services Department; Caltrans
Schedule: 1995-1996; Update every five years

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TABLE V-2

EXISTING NOISE CONTOURS

ROAD	SEGMENT	CNEL AT 100 FT. (dBA)	DISTANCE TO CONTOUR (FT.)		
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL
SR-62	W/O Kickapoo	70.5	106	229	493
	E/O Acoma Tr.	69.1	86	185	399
	W/O SR-247	69.1	86	185	399
	W/O Yucca Mesa	71.6	126	271	584
SR-247	S/O Buena Vista	65.8	51	111	239
	N/O SR-62	65.7	51	110	236
Yucca Tr.	E/O Joshua Ln.	59.7	21	44	96
	W/O Palomar Ave.	61.4	27	57	123
	W/O La Contenta	59.9	21	46	99
Onaga Tr.	W/O Avalon Ave.	49.5	4	9	20
	W/O Joshua Ln.	56.6	13	27	59
	E/O Acoma Tr.	57.7	15	32	70
	E/O Deer Tr.	55.7	11	24	51
Pioneertown	N/O SR-62	47.1	3	6	14
Sage Ave.	N/O Onaga Tr.	52.8	7	15	33
Acoma Tr.	S/O Onaga Tr.	51.8	6	13	28
	S/O SR-62	58.3	16	36	77
Joshua Ln.	N/O Joshua Dr.	56.7	13	28	60
	S/O SR-62	57.6	15	31	68
Avalon Ave.	N/O Yucca Tr.	58.8	18	38	83
Palomar Ave.	N/O Onaga Tr.	55.9	11	25	53
Yucca Mesa	N/O SR-62	58.6	17	37	80
La Contenta	S/O SR-62	52.8	7	15	33
Skyline Ranch	W/O SR-247	54.0	9	19	40
Buena Vista	E/O SR-247	56.7	13	28	60
Kickapoo Tr.	S/O SR-62	53.3	8	16	36
Santa Fe Tr.	E/O Kickapoo	51.1	5	12	26
ROAD	SEGMENT	CNEL AT 100 FT. (dBA)	DISTANCE TO CONTOUR (FT.)		
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL
Deer Tr.	N/O Onaga Tr.	52.7	7	15	32
Palm Ave.	S/O SR-62	49.7	4	9	20
Balsa Ave.	S/O SR-62	52.4	7	15	31
	N/O SR-62	56.4	12	27	58
Paxton Rd.	W/O Avalon Dr.	47.4	3	7	15
Sunnyslope Dr.	W/O Palm Ave.	51.3	6	12	26
	E/O Sage Ave.	51.3	6	12	26
	E/O Hwy 247	--	--	--	--
	W/O Indio Ave.	--	--	--	--
Joshua Dr.	E/O Acoma Tr.	--	--	--	--
	E/O Sage Ave.	55.3	10	22	48
Camino Del Cielo	N/O SR-62	50.6	5	11	23
	S/O SR-62	--	--	--	--

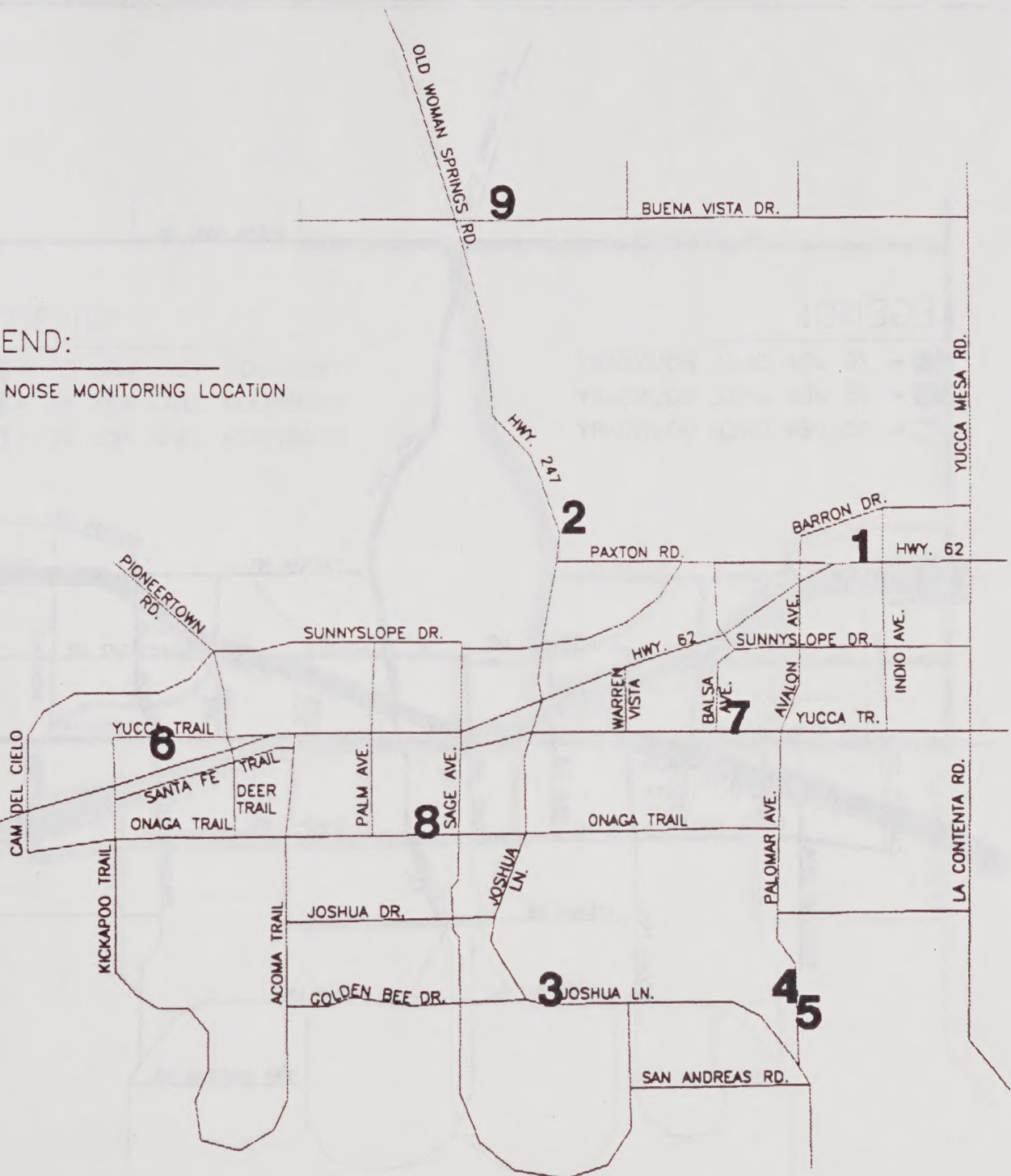
**TABLE V-3
GENERAL PLAN BUILDOUT NOISE CONTOURS**

ROAD	SEGMENT	CNEL AT 100 FT. (dBA)	DISTANCE TO CONTOUR (FT.)		
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL
SR-62	W/O Kickapoo	72.8	143	308	664
	E/O Acoma Tr.	71.4	115	247	532
	W/O SR-247	71	108	233	502
	W/O Yucca Mesa	74.3	180	387	834
SR-247	S/O Buena Vista	72.5	136	293	632
	N/O SR-62	70.4	98	212	456
Yucca Tr.	E/O Joshua Ln.	64.5	41	89	192
	W/O Palomar Ave.	66.6	57	124	267
	W/O La Contenta	65	45	98	210
Onaga Tr.	W/O Avalon Ave.	60.2	22	47	101
	W/O Joshua Ln.	63	33	71	153
	E/O Acoma Tr.	63.6	36	77	167
	E/O Deer Tr.	64.3	40	86	186
Pioneertown	N/O SR-62	57.8	15	32	69
Sage Ave.	N/O Onaga Tr.	62	28	61	132
Acoma Tr.	S/O Onaga Tr.	62.7	32	68	146
	S/O SR-62	63.5	36	77	166
Joshua Ln.	N/O Joshua Dr.	61.6	27	58	125
	S/O SR-62	62.7	31	67	145
Avalon Ave.	N/O Yucca Tr.	66.3	55	119	256
Palomar Ave.	N/O Onaga Tr.	63.6	36	78	168
Yucca Mesa	N/O SR-62	62	29	61	132
La Contenta	S/O SR-62	59.7	20	43	92
Skyline Ranch	W/O SR-247	61.5	26	57	122
Buena Vista	E/O SR-247	64.1	40	85	183
Kickapoo Tr.	S/O SR-62	59.8	20	44	95
Santa Fe Tr.	E/O Kickapoo	57.6	15	31	67
Deer Tr.	N/O Onaga Tr.	59.4	19	41	88
Palm Ave.	S/O SR-62	57.5	15	31	67
Balsa Ave.	S/O SR-62	59.4	19	41	88
	N/O SR-62	65	45	97	209
Paxton Rd.	W/O Avalon Dr.	63.4	36	77	165
Sunnyslope Dr.	W/O Palm Ave.	63.2	34	74	160
	E/O Sage Ave.	63.9	38	82	177
	E/O SR-247	61.5	26	57	122
	W/O Indio Ave.	64.5	42	90	193
Joshua Dr.	E/O Acoma Tr.	62.4	30	66	141
	E/O Sage Ave.	63.6	36	78	168
Camino Del Cielo	N/O SR-62	62.3	30	65	139
	S/O SR-62	62.7	32	68	146

NOISE MONITORING LOCATIONS

LEGEND:

7 = NOISE MONITORING LOCATION



TOWN OF YUCCA VALLEY GENERAL PLAN NOISE ELEMENT

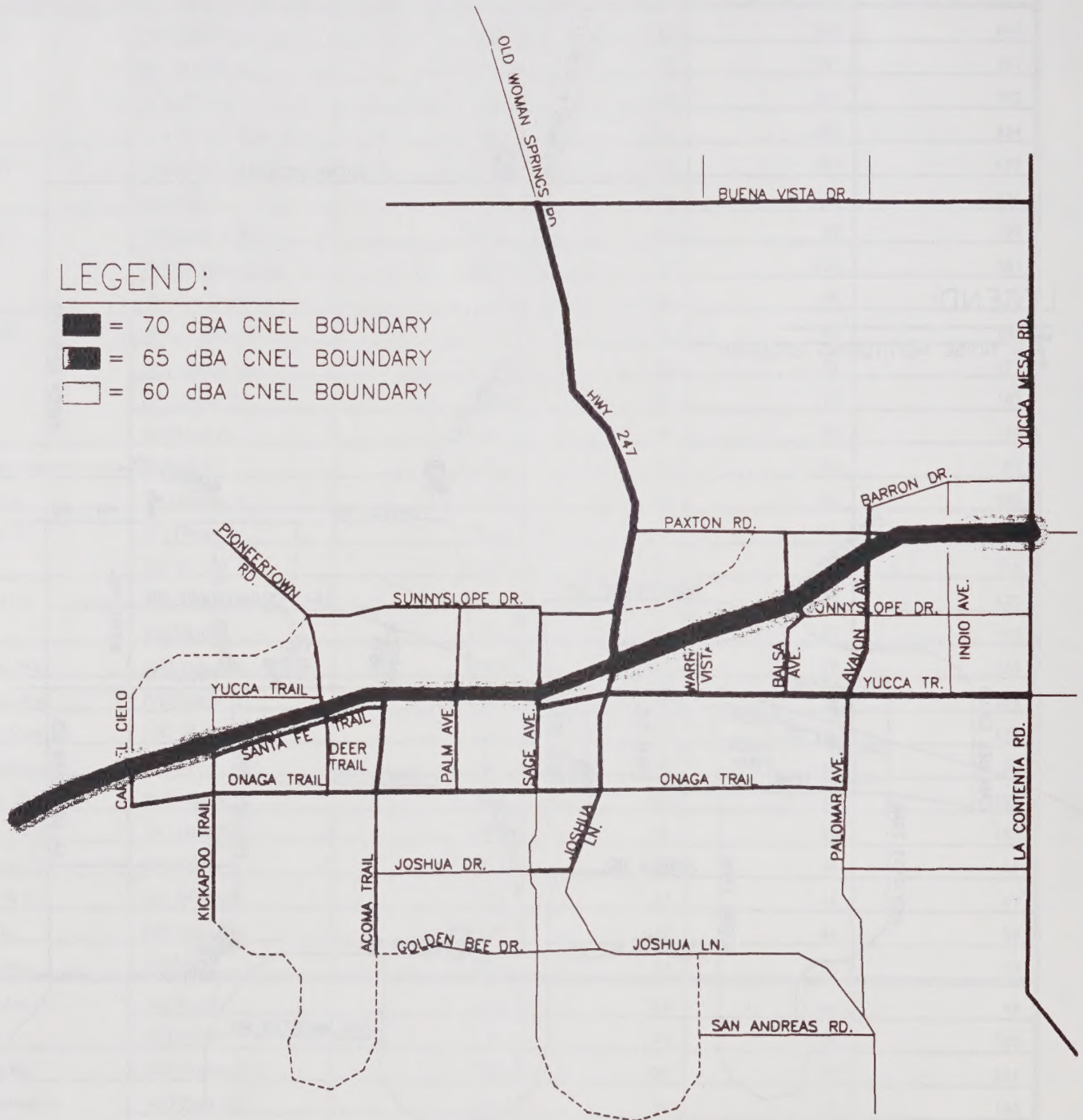
EXHIBIT V-4

**Robert Kahn, John Kain
& Associates, Inc.**

TOWN OF YUCCA VALLEY EXISTING ROADWAY NOISE CONTOURS

LEGEND:

-  = 70 dBA CNEL BOUNDARY
-  = 65 dBA CNEL BOUNDARY
-  = 60 dBA CNEL BOUNDARY



636-94-002:11



TOWN OF YUCCA VALLEY GENERAL PLAN NOISE ELEMENT

EXHIBIT V-5

Robert Kahn, John Kain
& Associates, Inc.

TOWN OF YUCCA VALLEY BUILDOUT ROADWAY NOISE CONTOURS

LEGEND:

-  = 70 dBA CNEL BOUNDARY
-  = 65 dBA CNEL BOUNDARY
-  = 60 dBA CNEL BOUNDARY

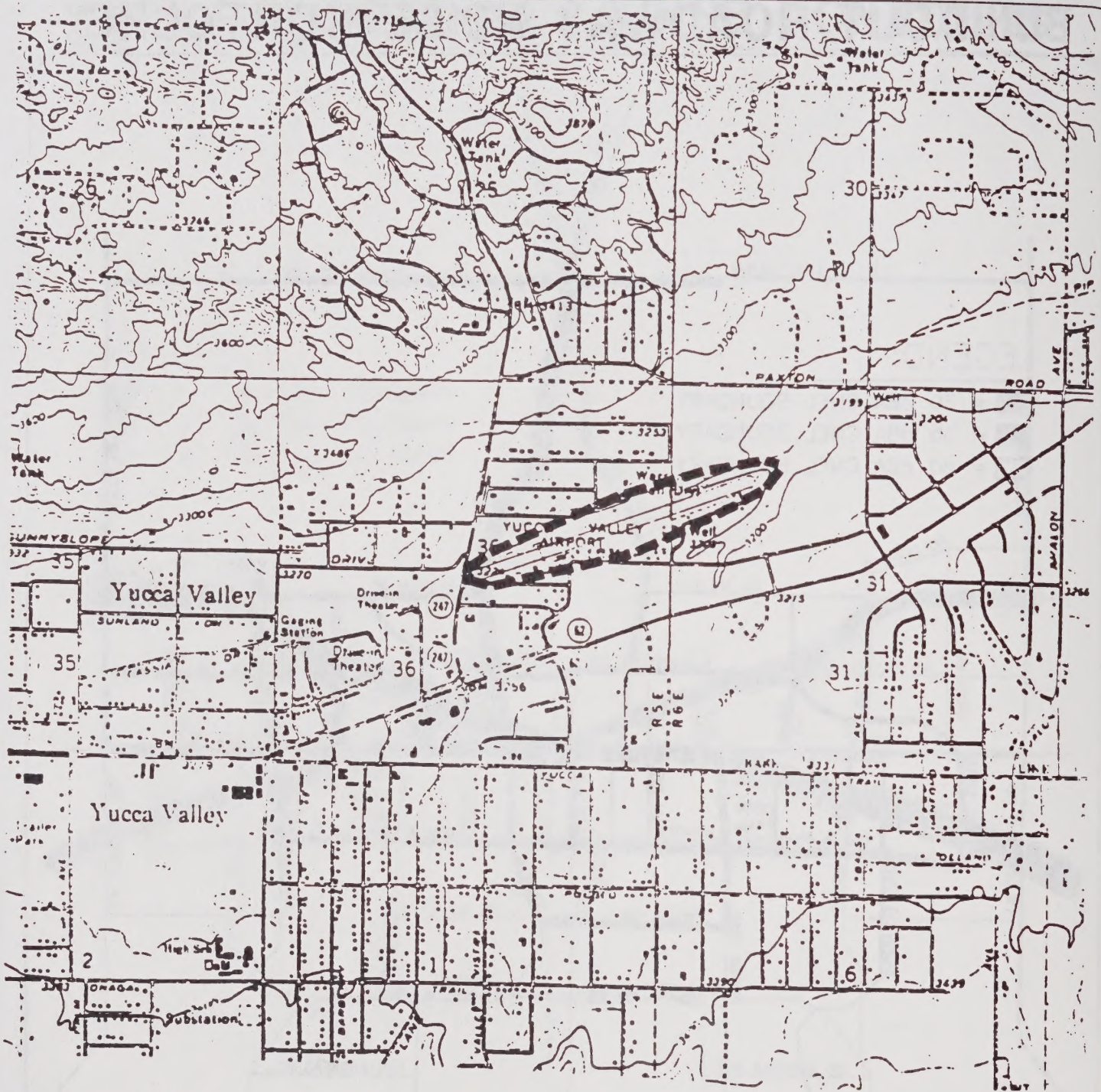


TOWN OF YUCCA VALLEY GENERAL PLAN NOISE ELEMENT

EXHIBIT V-6

**Robert Kahn, John Kain
& Associates, Inc.**

YUCCA VALLEY AIRPORT 60 CNEL CONTOUR



LEGEND

--- 60 CNEL Contour



TOWN OF YUCCA VALLEY GENERAL PLAN NOISE ELEMENT

EXHIBIT V-7

Robert Kahn, John Kain
& Associates, Inc.

V=30

NOISE/LAND USE COMPATIBILITY MATRIX

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE Ldn or CNEL, dB						
	55	60	65	70	75	80	85
RESIDENTIAL - LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES							
RESIDENTIAL - MULTIPLE FAMILY							
TRANSIENT LODGING - MOTELS, HOTELS							
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES							
AUDITORIUMS, CONCERT HALLS, AMPHITHEATERS							
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS							
PLAYGROUNDS, NEIGHBORHOOD PARKS							
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES							
OFFICE BUILDINGS, BUSINESS, COMMERCIAL AND PROFESSIONAL							
INDUSTRIAL, MANUFACTURING, UTILITIES, AGRICULTURE							



**NORMALLY
ACCEPTABLE**

SPECIFIED LAND USE IS SATISFACTORY, BASED UPON THE ASSUMPTION THAT ANY BUILDINGS INVOLVED ARE OF NORMAL CONVENTIONAL CONSTRUCTION, WITHOUT ANY SPECIAL NOISE INSULATION REQUIREMENTS.



**CONDITIONALLY
ACCEPTABLE**

NEW CONSTRUCTION OR DEVELOPMENT SHOULD BE UNDERTAKEN ONLY AFTER A DETAILED ANALYSIS OF THE NOISE REDUCTION REQUIREMENTS IS MADE AND NEEDED NOISE INSULATION FEATURES INCLUDED IN THE DESIGN. CONVENTIONAL, BUT WITH CLOSED WINDOWS AND FRESH AIR SUPPLY SYSTEMS OR AIR CONDITIONING WILL NORMALLY SUFFICE.



**NORMALLY
UNACCEPTABLE**

NEW CONSTRUCTION OR DEVELOPMENT SHOULD GENERALLY BE DISCOURAGED. IF NEW CONSTRUCTION DEVELOPMENT DOES PROCEED, A DETAILED ANALYSIS OF THE NOISE REDUCTION REQUIREMENTS MUST BE MADE AND NEEDED NOISE INSULATION FEATURES INCLUDED IN THE DESIGN.



**CLEARLY
UNACCEPTABLE**

NEW CONSTRUCTION OR DEVELOPMENT SHOULD GENERALLY NOT BE UNDERTAKEN.

SOURCE: COTTON/BELAND/ASSOCIATES MODIFIED FROM
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AND STATE OF CALIFORNIA GUIDELINES.

TOWN OF YUCCA VALLEY GENERAL PLAN NOISE ELEMENT

EXHIBIT v-8

**Robert Kahn, John Kain
& Associates, Inc.**

HAZARDOUS AND TOXIC MATERIALS ELEMENT

PURPOSE

The purpose of the Hazardous and Toxic Materials Element is to identify existing hazardous and toxic material locations in the community, and to offer prescriptive methodologies to safely manage these materials. The intention of the Hazardous and Toxic Materials Element is to reinforce the concern for the protection of all Yucca Valley residents and visitors from adverse health and other impacts due to the presence of these hazardous and toxic materials. The Element sets forth a goal, policies and programs that will assure an effective response to the use, storage, or transport of hazardous and toxic materials in the Town of Yucca Valley and to ensure the general health, safety and welfare of the community from possible impacts associated with hazardous and toxic materials.

BACKGROUND

The Hazardous and Toxic Materials Element is directly related to the Air Quality, Water Resources, Elements, as policies implemented for hazardous and toxic waste management will have an effect on preservation of clean air and protection against water resource contamination. It is also related to the Land Use Element with the potential of hazardous or toxic materials use, storage or disposal undermining land use compatibility. The Biological Resources Element may also be affected by the improper management of these materials. The Fire and Police Protection, and the Emergency Preparedness and Health Services Elements also have an affect on this element.

California Government Code Section 65302(g) mandates that the General Plan of a community address safety issues, including but not limited to hazardous materials. Additional applicable code sections are discussed below.

The United States, and Southern California in particular, have taken part in the rapid and innovative development of new technologies and technological and chemical processes. One crucial result of these developments has been the purification and synthesis of chemical elements and compounds which have proven highly toxic. Hazardous materials, including injurious substances such as: pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels and waste products, have become prevalent in both industrial and commercial activities.

Hazardous Waste Management Plans

AB 2948 (Chapter 1504, Statutes of 1986), commonly known as the Tanner Bill, authorized counties to prepare Hazardous Waste Management Plans (HWMP) in response to the need for safe management of hazardous materials and waste products. The San Bernardino County HWMP was adopted by the Board of Supervisors and approved by the California Department of Health Services in February 1990. The County HWMP identifies the types and amounts of wastes generated in the County and establishes programs for managing these wastes¹.

San Bernardino County's HWMP, in order to comply with Health and Safety Code Section 25135, assures that adequate treatment and disposal capacity is available to manage the hazardous wastes generated within the jurisdiction, and to address issues related to manufacture and use. This plan was developed jointly by the County, cities within the County, the State, the public and industry, in order to address the disposal, handling, processing, storage and treatment of local hazardous materials and waste products.

The actual preparation of the HWMP included extensive public participation. Its policies call for the coordination with State and federal agencies in the identification and establishment of programs for managing these wastes. As an integral part of the County HWMP, the Town of Yucca Valley hazardous waste management policies for the General Plan are essentially extensions of the County Plan. Currently (1994), there are several sources of information concerning hazardous waste sites in the Town of Yucca Valley. The California Regional Water Quality Control Board (CRWQCB), as well as the Hi-Desert Water District, maintain information concerning contaminated wells and groundwater. The State and federal Environmental Protection Agencies (EPA), and the State Department of Health also supply information concerning specific hazardous waste sites and their locations.

¹ The San Bernardino County General Plan, The Environmental Management Group; Section II Planning Issues "Hazardous Waste/Materials." Adopted July 1989, Revised August 1991, p. II-B3-1

Hazardous Material Production

San Bernardino County generates about 65,000 tons of hazardous waste per year. The County's waste generation represents about five percent of the total wastes manufactured in the Southern California region. The major categories of waste produced in the County include metal-containing liquids, waste oil, oily sludge, gasoline and other distilled petroleum products, and to capture particulate emissions. These wastes come from a variety of industries ranging from small businesses, such as automotive services and plating companies, to large industries, such as mining and steel manufacturing².

Toxic/Hazardous Wastes

In the Town of Yucca Valley, there are numerous types of commercial, service industrial and industrial processes which have a high potential for dumping, spillage or the inappropriate handling of hazardous and toxic materials. The use and management of these materials by service stations, petroleum product and equipment suppliers, pesticide vendors, automotive dealers and other service and industrial uses pose a significant potential threat to the environment due to improper management practices.

Hazardous Materials Response

As hazardous and toxic waste sites are determined critical by the County Department of Health, the County or local agency can require the property owner to test, temporarily close and/or remove all hazardous liquids, solids or sludge. Underground storage tanks must be removed by contractors which have Hazardous Waste Certification and a General Engineering license. Between cessation of storage and actual closure, monitoring shall be continued as required by the operating permit.

In addition, if soil contamination is detected, the clean up procedure to be followed, the degree of cleanliness required, and the method of treatment (if allowed), will be directed by the Hazardous Materials Division and/or the Regional Water Quality Control Board.

Hazardous Waste Sites

Currently, there are four federally listed hazardous waste sites in the Town of Yucca Valley and General Plan study area³. The first of the four sites is the Thrifty Oil Station, located at 54868 Twentynine Palms Highway. The second, and most severe of the four, is located at the old Circle K at 6940 Old Woman Springs Road. The hazardous waste at both of these

sites is a direct result of abandoned and leaking underground gasoline storage tanks. The remaining sites are a Caltrans Operations Site at 66960 La Contenta, and the CDF Fire Station, located at 7105 Airway, both of which are also the result of abandoned underground fuel tanks⁴.

All four of these sites are the result of failing underground storage tanks, which have remained in the ground long after the termination of their use. They are all considered to be detrimental to the environment, with one site listed as a "leaking tank", posing a potentially significant threat to the existing groundwater supply⁵.

According to the 1992 Annual Water Quality Report, the quality of the groundwater in the Yucca Valley area is relatively good. There are, however, several potential sources of groundwater contamination, including failing septic tank systems, specifically leaching fields, and underground gasoline and oil storage tanks.

The most widespread threat to groundwater in the Yucca Valley area is the utilization of septic tanks. Septic tanks are not classified as hazardous nor toxic but these tanks have a history of failure and overflow, and can release pollutants into the soil, which then filter into the existing groundwater.

FUTURE DIRECTIONS

The Town of Yucca Valley has the responsibility to coordinate with the appropriate agencies in the identification of hazardous material sites, and the active regulation of their timely cleanup. This Element can most efficiently be implemented by maintaining and updating information on hazardous material sites, monitoring facilities which utilize or produce hazardous materials within the Town, monitoring and regulating underground storage tanks and septic systems, and regulating the transport of hazardous materials through the community.

A carefully coordinated program of oversight and management between responsible agencies will be essential. Processes for determining appropriate levels of local, County and State personnel and facilities will also be critical. The goal, policies and programs of this Element help to direct the planning and development of appropriate strategies to address hazardous and toxic materials in the community.

² Ibid

³ The State of California Hazardous Waste and Substances sites List, July 1992.

⁴ Steve Guarino, Water Resource Control Engineer, California Regional Water Quality Control Board personal telecommunication June 24, 1993.

⁵ The State of California Hazardous Waste and Substances Sites List, July 1992.

HAZARDOUS AND TOXIC MATERIALS GOAL, POLICIES AND PROGRAMS

GOAL

Assure the safety of the residents of the Town of Yucca Valley by regulating the manufacture, transport, use and disposal of toxic and hazardous materials.

Policy 1

Compile and maintain an inventory of all hazardous waste sites, and regulate, to the extent empowered, the delivery, use and storage of hazardous materials within the Town limits and General Plan study area.

Program 1.A

Confer with the appropriate agencies to determine the need for, and the appropriateness of, developing a permitting process for the establishment of facilities for the manufacture, storage, use or disposal of hazardous and toxic materials within the community or adjacent areas.

Responsible Agency: Community Development Department; County and State Health Departments

Schedule: Immediate; Continuous

Program 1.B

Consistent with protecting the health and safety of the Town of Yucca Valley and its residents, and in support of nearby national defense activities, the Town shall coordinate with the Marine Corps Air Ground Combat Center (MCAGCC) to monitor and, where appropriate facilitate the safe transport of hazardous waste materials through the Town of Yucca Valley.

Responsible Agency: Community Development Department; MCAGCC; San Bernardino County Sheriff's Department

Schedule: Immediate; Continuous

Policy 2

Pro-actively encourage and facilitate the safe and immediate clean up of all hazardous waste sites currently within the Town of Yucca Valley and General Plan study area.

Program 2.A

Coordinate with the appropriate state and federal agencies to activate procedures for the immediate clean up of hazardous and toxic waste sites within the Town limits.

Responsible Agency: Community Development Department; State and Federal EPA; County Health Department

Schedule: Immediate; Continuous

Policy 3

Require that disposal of all hazardous and/or toxic wastes is in compliance with existing Federal, State and County regulations.

Responsible Agency: Community Development Department; State and Federal EPA; County Health Department

Schedule: Immediate; Continuous

Program 3.A

Whenever possible, encourage the development and utilization of innovative and safe chemical compounds, technologies and facilities

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous

Policy 3.B

Prepare and disseminate information and instructive education program materials for residents, including direction on the identification and proper management of household hazardous waste.

Responsible Agency: Community Development Department, County Health Department

Schedule: 1994-1995; Continuous

Program 3.C

To the extent empowered, prohibit the disposal of automotive and household hazardous and toxic materials in landfills.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous

Program 3.D

Coordinate with Hi-Desert Disposal and other appropriate agencies to sponsor and develop a drop-off location for hazardous or toxic household products for all Yucca Valley residents.

Responsible Agency: Community Development Department; Hi-Desert Disposal; other appropriate agencies

Schedule: Immediate; Continuous

Policy 4

Coordinate with the Fire and Police Departments to develop a system for roadway management and for alerting emergency and medical facilities to the impending transport of hazardous and toxic materials.

Program 4.A

Coordinate with appropriate departments and agencies to establish transportation management and contingency emergency procedures and training programs for police, fire, medical and other organizations that would be involved in an airborne release or ground spill of hazardous and toxic materials or waste.

Responsible Agency: Community Development Department; San Bernardino County Fire Department; Sheriff's Department; MCAGCC

Schedule: Immediate; Continuous

Policy 5

Confer, cooperate and coordinate with the Regional Water Quality Control Board and the Hi-Desert Water District to monitor and regulate the use and removal of sewage disposal systems threatening the Town's groundwater basin.

Program 5.A

Cooperate to help assure that all sewage disposal systems, upon completion of their use are properly removed from service, in accordance with the requirements of the California Regional Water Quality Control Board and other regulating agencies.

Responsible Agency: Community Development Department; HDWD; Regional Water Quality Control Board

Schedule: Immediate; Continuous

Policy 6

Identify the location and monitor the use of all underground storage tanks located within the Town limits with the potential to release hazardous or toxic materials into the environment.

Program 6.A

Coordinate with appropriate agencies in the enforcement of state and federal regulations for the testing, monitoring and remediation of underground storage tanks for leakage.

Responsible Agency: Community Development Department; County Health Department; State EPA

Schedule: Immediate; Continuous

Policy 7

Coordinate with appropriate agencies to establish a hazardous and toxic waste dump/landfill in this region that will not adversely affect the quality of life in the community. Actively oppose any plan or attempt to establish a hazardous and toxic waste dump/landfill in adjacent open space land or any areas, with the potential to adversely affect the quality of life in the community.

Program 7.A

Actively oppose any County, State, Federal or private entity effort to build and operate a hazardous or toxic waste dump/landfill which could adversely affect the quality of life in the Town of Yucca Valley.

Responsible Agency: Community Development Department; Planning Commission; Town Council

Schedule: Immediate; Continuous

Program 7.B

The Town of Yucca Valley will cooperate with State, Regional, and County to help locate disposal facilities and to facilitate collection at the local level and making sure they get to the facilities whether they are in this region or 150 miles from here.

TOWN OF YUCCA VALLEY

COMPREHENSIVE GENERAL PLAN

CHAPTER VI

PUBLIC SERVICES AND FACILITIES

This chapter of the General Plan addresses the public services and facilities needed to support development in the Town of Yucca Valley. General Plan elements found in this chapter that discuss these services and facilities include Fire and Police Protection, Schools and Libraries, Emergency Preparedness and Health Services, Public Buildings, Facilities and Utilities, Arts, Culture and Humanities Elements. The levels of service needed for residential, commercial and industrial development is directly related to the intensity of development in the community. The economic life of the Town is tied to the level of services, the types and intensities of land use, and the levels of demand for services and revenue generating potential of urbanizing areas.

FIRE AND POLICE PROTECTION ELEMENT

PURPOSE

The purpose of the Fire and Police Protection Element is to coordinate the planning of the community with the demand for and availability of fire and police protection services. It is the intention of this Element to define existing fire and police protection services and to identify the agencies which provide these services. The Element also provides policies and programs which, through implementation, are essential in the continued provision of adequate police & fire protection services to all members of the growing community.

BACKGROUND

The Fire and Police Protection Element is directly related to the type and intensity of land uses established in the Land Use Element, the amount, rate and development standards for housing established in the Housing Element, and the amount of open space established in the Open Space, Mineral, Energy and Soil Conservation Element. The levels of adequate supply of water set forth in the Water Resources Element, the provision of "defensible space" in the Community Design Element, and the topography of the region defined in the Slopes, Sediment Control and Soil Conservation Element, are also related to the Fire and Police Protection Element.

Government Code Section 65302 requires that a General Plan include a Safety Element for the protection of the community from any unreasonable risks associated with the effects of wild land and urban fires. Within the Yucca Valley General Plan, the Police and Fire, Seismic Safety, Flooding and Hydrology, Emergency Preparedness and Health Services, and other Elements address public safety, and therefore satisfy State requirements. Public Resources Code Section 4125 (a) also states that the State Board of Forestry shall classify all lands within the State for the purpose of determining the areas in which the financial responsibility of preventing and suppressing fires in all areas which are not so classified is primarily the responsibility of local and federal agencies.

Fire Hazards

The threat of fire poses hazards to both life and property. These hazards exist in both developed and undeveloped areas of the Town of Yucca Valley and the surrounding area. Fires occurring in developed areas are commonly building, rubbish,

automobile, and brush fires on vacant lots. Fires in undeveloped areas include large brush and grass fires that can engulf several hundred acres or more.

Wild Land Fires

Wild land fires are commonly caused by lightning strikes, as well as by human activities such as equipment use and smoking, and result in the loss of valuable natural resources, soil erosion and damage to life and property. Once a wild land fire has been ignited, its outcome is affected by three environmental factors: fuel, climate and topography.

Topography and Utilities

Topography influences wild land fire behavior and the ability of firefighters to suppress fires once they occur. Fires tend to burn more rapidly up slope than down, and the steeper the slope, the greater the rate at which the fire spreads. Steep slopes also contribute to the channeling effects of winds which spread fires more quickly. In addition, steep slopes increase travel times for fire vehicles and firefighters and restrict the methods possible for fighting the fire. Three classes of slope are used by the California Department of Forestry in calculating the topographic effects on fire severity. The definition of these three classes are provided below.

Table VI-1
Slope Classifications

Class	Slope	Possible Firefighting Methods
I	0% to 30%	Direct attack possible with all-wheel drive fire trucks, bulldozers, handcrews and aircraft.
II	31% to 50%	Beyond operating capability of all-wheel drive vehicles. Drive attack possible with bulldozers, handcrews and aircraft.
III	51% or more	Mostly beyond operating capability of bulldozers. Handcrews and aircraft become primary tools.

Urban and Structural Fires

Due to the proximity of people and structures, fire in the Yucca Valley area poses a great threat to life and property. In the future, the proportion of industrial and commercial building will increase, the existing housing stock will age and new residential developments will be built in undeveloped areas adjacent to wild land fire hazard areas. These trends will have an effect on fire hazards and may require greater staff and equipment levels to maintain the Town's existing high standard of fire prevention and safety.

Fire Protection

California Dept. of Forestry

Fire protection and life safety services are provided to the Town of Yucca Valley by the San Bernardino County Fire Department and the California State Department of Forestry. The Department of Forestry operates out of the Yucca Valley Forest Fire Station (South Desert Battalion Headquarters) located at 7105 Airway Avenue, and provides protection to areas primarily outside of the community for vegetation/wild land fires. The Town of Yucca Valley contracts with the Department of Forestry for the provision of these services to assist the San Bernardino County Fire Department in the protection of the community and surrounding areas. The Department of Forestry does not have jurisdiction within the Town, but is contracted to provide fire protection services strictly on a mutual aid basis¹.

San Bernardino Co. Fire Dept.

The San Bernardino County Fire Department has two stations serving the Town of Yucca Valley: Station #121, located at 57201 29 Palms Highway and Station #122 located at 58612 Aberdeen Road. The Yucca Valley Fire Protection District encompasses sixty-one (61) square miles. The Fire District's fire protection, suppression and rescue equipment consists of thirteen (13) vehicles, including: four engines, three paramedic ambulances; one water tender; two four-wheel drive staff vehicles; two additional sedans, and a utility truck². The Department's paid personnel number twenty-two (22), and the Department is authorized for twenty four (24) positions. In addition to these two unfilled positions, the Department is also authorized for fifteen (15) paid on call positions for use on an as needed basis³.

The total fire flow needed to extinguish a given fire is a function of: building construction, occupancy, area and height; fire loading; and distance between buildings. Fire flow for a building is completely dependent on available water

supply. The following table provides a breakdown of necessary fire flows.

Table VI-2
Peakload Water Supply System Guidelines
Based Upon Uniform Fire Code Calculations

Land Use	Fire Flow System	
	(gallons/ minute)	x Duration (hours)
Residential Density		
up to 1 du/20 acre	***	***
>1 du/20 acre-1 du/5 acre	750	1
>1 du/5 acre-1 du/acre	750	2
>1 du/acre-2 du/acre	1,000	2
>2 du/acre-4 du/acre	1,500	2
>4 du/acre-7 du/acre	2,000	2
>7 du/acre-12 du/acre	2,500	2
>12 du/acre	3,000	3
Commercial	3,000	3
Industrial	3,500	3

Source: San Bernardino County General Plan, Fire Appendix, BA-II-A-110.

***In areas where water systems are not required, individual dwellings should generally have a minimum of 3,000 gallons of on-site storage for total peak load water supply.

National Fire Insurance Organizations and the National Fire Protection Association formally recommend a maximum emergency response time of five minutes. With the two existing stations which serve the Town of Yucca Valley, the Fire Department currently meets this emergency response standard⁴.

Fire Prevention

In addition to adequate means of fire suppression, fire prevention efforts are essential to an effective fire protection program. The San Bernardino County Fire Department encourages this approach through its public education programs and regularly scheduled inspection of all non-residential buildings.

1 Personnel Telecommunication with Risk Manager Mr. Dean Buyer of the California Department of Forestry, November 1993.

2 Personnel Telecommunication with Fire Chief Bob Munsey of the San Bernardino Fire Department, November 1993.

3 Ibid.

4 Ibid.

When there is inadequate water flow within the supply system, the Department may also require, for non-residential buildings, built-in fire protection systems including automatic fire sprinklers, fire resistant construction, and early warning fire detection systems, in addition to access and setback requirements which facilitate firefighters' entry and provide fire breaks.

Police Protection

The Town of Yucca Valley contracts with the San Bernardino County Sheriff's Department, located at 6527 White Feather Road in Joshua Tree, for the provision of police protection services. The Department serves Yucca Valley, Joshua Tree and unincorporated areas of the County, and has a total of seventy (70) paid employees which offer response services, criminal investigation services, traffic enforcement and preventative patrol. Of the 70 Employees, approximately 17 work directly for the Town of Yucca Valley⁵. The following tables give a breakdown of existing employees of the Sheriff's Department, and the portion serving the Town.

Table VI-3
Employees of Sheriff's Department

Position	Employees of Sheriff's Department
Captain	1
Lieutenant	1
Sergeant	7
Deputy	36
Jail Deputy	5
Civilian Employee	13

Source: San Bernardino County Sheriff's Department, Lt. Ed Ripley, November 1993.
Source: San Bernardino County Sheriff's Department, Lt. Lt. Mike Howell, September 1995.

Table VI-4
Employees serving Yucca Valley

Position	Employees Serving* Yucca Valley
Lieutenant	.37
Sergeant	.57
Patrol Officers	9.86
Detectives	1.11
Station Clerks	2.19
Motor Pool Service Assistance	.25
Dispatchers	1.63

Source: San Bernardino County Sheriff's Department, Lt. Ed Ripley, November 1993.
*The remaining fraction is called the relief factor, which is currently covered by San Bernardino County. The service contract also covers vehicle maintenance and fuel cost.

In addition, the Citizens on Patrol (C.O.P.) currently have two vehicles and twenty-seven (27) volunteers sanctioned by and serving the Town of Yucca Valley. Some of these volunteers also offer services to the Sheriff's Department for the incident command systems unit, line reserve, search and rescue, explorers, and cave rescue.

For the 1992 calendar year, the Sheriff's Department had an average pro-active patrol level of 15%. This means that officers on patrol had an average of 15% of their time free from calls. The desired response time for emergency situations is five minutes or less, with non-emergency call response time at twenty minutes or less.

FUTURE DIRECTIONS

In order to implement fire and police protection measures, the Uniform Building and Fire Codes Provide minimum standards for design, construction, materials, use, occupancy, location and maintenance of all buildings within the Town. The Uniform fire Code regulated how a building is used, how machines and equipment are maintained, how hazardous materials are managed and stored, and how access to and from a site is provided. The Zoning Ordinance regulates site location and design, the intensity of land uses, building height and separation, access and street layout. The Subdivision Ordinance establishes standards for roadway dimensions, subdivision layout and public improvements needed to assure public safety.

The utilization and enforcement of these standards, as well as the coordination with the California Department of Forestry and the San Bernardino County Sheriff's and Fire Departments, are essential in the provision of police and fire protection services for current and future needs of the community.

POLICE AND FIRE PROTECTION GOALS, POLICIES AND PROGRAMS

GOAL 1

Protection of the Town of Yucca Valley and its residents from the threat of loss of life and property from fire hazards through the provision of adequate levels of service and public awareness.

⁵ Personnel Telecommunication with Lt. Ed Ripley of San Bernardino County Sheriff's Department, November 1993.

GOAL 2

Assure the highest level of security and police protection to preserve and protect the health, welfare and property of residents and businesses in the Town of Yucca Valley.

Policy 1

Coordinate with the California Department of Forestry and the San Bernardino County Fire Department for the provision of expanded levels of service when needed.

Program 1.A

Consult and coordinate with the San Bernardino County Fire Department and the California Department of Forestry, to establish potential fire station locations to provide for future adequate levels of service.

Responsible Agency: Community Development Department; San Bernardino County Fire Department; California Department of Forestry

Schedule: Immediate; Continuous

Policy 2

Coordinate with the San Bernardino County Fire Department to assure the provision of an adequate level of fire equipment and personnel to protect the community.

Program 2.A

Encourage the San Bernardino County Fire Department, as well as all other public and private organizations providing paramedic service to the area, to maintain a high standard of paramedic services.

Responsible Agency: San Bernardino County Fire Department; Town Council; Town Manager

Schedule: Immediate, Continuous

Program 2.B

Coordinate with the Hi-Desert Water District to assure adequate water supply and pressure for all existing and proposed developments to assure that fire flow standards are met for all development.

Responsible Agency: Hi-Desert Water District; Community Development Department

Schedule: Immediate; Continuous

Policy 3

Coordinate with the San Bernardino County Fire Department to enforce fire standards and regulations in the course of reviewing project design and building plans, and coordinating building inspections.

Program 3.A

Due to the fire hazard potential of hilly areas with slopes of 10% or greater, access problems, lack of water, and excessive dry bush, special on-site fire protection measures shall be specified during project review.

Responsible Agency: Community Development Department; San Bernardino County Fire Department

Schedule: Immediate; Continuous

Program 3.B

In conjunction with the San Bernardino County Fire Department, the Town shall establish standards for street addressing, naming, and lighting in order to facilitate and improve emergency response times.

Responsible Agency: Community Development Department; San Bernardino County Fire Department; Sheriff's Department

Schedule: Immediate; Continuous

Policy 4

Support and encourage an educational program to enhance the fire prevention awareness of the public.

Program 4.A

The Town and the San Bernardino County Fire Department will cooperate in the production of educational materials and public presentations to aid in fire prevention and to make the public more aware of potential fire danger.

Responsible Agency: San Bernardino County Fire Department; Community Development Department

Schedule: Immediate, Continuous

Policy 5

Potentially hazardous materials associated with industrial uses and the health and life-saving function of medical facilities shall be reviewed and monitored as appropriate by the Town and other applicable agencies.

Program 5.A

The siting of facilities which involve the storage of hazardous, flammable or explosive materials shall be conducted in such a manner as to assure the highest level of safety in strict conformance with the Uniform Fire Code and other applicable codes and regulations.

Responsible Agency: Community Development Department; San Bernardino County Fire Department

Schedule: Immediate; Continuous

Program 5.B

Cooperate with the San Bernardino County Fire Department to ensure that the proper equipment and training are provided

to ensure that the proper equipment and training are provided in the event of a hazardous material release or spill.

Responsible Agency: San Bernardino County Fire Department; Community Development Department

Schedule: Immediate, Continuous

Policy 6

The Police and Fire Departments, in their review of new development proposals, will be encouraged to evaluate development plans and comment on their ability to provide proper protection. This will include, but is not limited to internal circulation systems, project directories, street names and numbering systems.

Program 6.A

The Fire District shall continue to regulate and enforce fire protection water system standards for all new construction within the Town. Standards shall include the installation of fire hydrants providing adequate fire flow (per Insurance Services Office Standards), fire sprinkler systems where required, and wet and dry on-site standpipe systems.

Responsible Agency: Community Development Department; San Bernardino County Fire Department

Schedule: Immediate; Continuous

Policy 7

Utilize crime prevention principles through the integration of project planning which results in "defensible space" or high security designs as a means of providing increased security in residential, commercial and industrial development.

Program 7.A

Recognize the importance and value associated with gated and other enhanced security communities and their effect on reducing crime in the Town.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous

Program 7.B

Enhance public awareness and participation in crime prevention, and encourage and promote the Neighborhood Watch Program and other community oriented policing programs. The Town shall develop new and expand existing educational programs dealing with personal safety awareness, such as Neighborhood Watch and commercial association watch/protection programs.

Responsible Agency: Community Development Department; San Bernardino County Sheriff's Department

Schedule: Immediate; Continuous

Program 7.C

Coordinate with the Sheriff's Department to support and facilitate the continued success of the C.O.P. program.

Responsible Agency: Community Development Department; San Bernardino County Sheriff's Department; C.O.P. Volunteers

Schedule: Immediate; Continuous

SCHOOLS AND LIBRARIES ELEMENT

PURPOSE

The purpose of this Element is to describe the various educational opportunities available through the school and library systems serving the community and to help anticipate and plan for future needs. The Schools and Libraries Element sets forth policies and programs that identify the Town's role in siting a school and library facilities.

BACKGROUND

The Schools and Libraries Element is directly related to the Land Use Element, in its provision of sufficient, and conveniently located public lands for the expansion of existing and creation of new school and library facilities; the Circulation Element, in its protection of sensitive receptors; and the Public Buildings, Facilities and Utilities Element in its definition and location of existing facilities.

In 1986 the State Legislature approved AB 2926 (Chapter 887), which authorized school districts to charge development fees to fund construction and reconstruction of school facilities. Limits on the maximum fee that can be collected are set by Government Code Section 65995. Also applicable is Government Code Section 53080 which constrains the issuance of development permits until proof of compliance with the School District's resolution has been provided. In addition Government Code Section 65302(a) requires that, among other things, the General Plan shall assess the general distribution and location of educational facilities, and determine the adequacy of these facilities.

Morongo Unified School District

The Morongo Unified School District (MUSD) encompasses more than 1,350 square miles, providing public education to the Morongo Basin, including the communities of Joshua Tree, Landers, Morongo Valley, the Marine Corps Air Ground Combat Center, in addition to the City of Twentynine Palms, and the Town of Yucca Valley. As of 1993 there were 10,237 students in the District served by ten elementary schools, two junior high schools, two high schools, two alternative high schools, and two community schools. The schools are generally clustered around the Town of Yucca Valley and the City of Twentynine Palms.

School Descriptions

In the Morongo Unified School District there are six schools

located within the Yucca Valley Study Area. This Element includes a brief discussion of these six schools, which are considered to primarily serve residents of the Town of Yucca Valley.

Yucca Valley Elementary School- The Yucca Valley Elementary School was established in 1950, and most recently expanded in 1958. The current facility has seventeen permanent and seventeen portable classrooms serving the levels of kindergarten through sixth grade. The 1993 fall enrollment totaled 896 students. Due to lack of recent expansion and population growth within the community, the school has been forced to utilize seventeen relocatable classrooms to accommodate current enrollment levels. Until funding is made available, the Yucca Valley Elementary School will continue conducting classes in these portable classrooms.

Yucca Mesa Elementary Charter School -Yucca Mesa Elementary Charter School is one of the newest educational centers serving the Town, with construction completed in 1986. It includes twenty-one permanent classrooms. Growth has impacted this school so quickly that despite its recent construction, a need for three portable classrooms already exists. The Yucca Mesa Elementary Charter School had a Fall 1993 total enrollment of 591 students.

Onaga Elementary School - The Onaga Elementary School opened in 1995. This facility has the capability to serve over 700 students.

Yucca Valley Community School- The San Bernardino County Superintendent of Schools operates two community schools in the Morongo Unified School District, one of which is located in Yucca Valley. This school has the capacity to serve up to eighteen students from other District schools.

La Contenta Junior High School- La Contenta Junior High School was constructed in 1987, serving the seventh and eighth grade. The most recent addition to the school was completed in January of 1991. The facility includes sixteen permanent classrooms, six site-built portable classrooms, thirteen standard portable classrooms, and two portable units which serve as physical education changing rooms. The total enrollment for La Contenta Junior High School was 917 students in Fall 1993, making it one of the most populous schools in Yucca Valley.

Yucca Valley High School- The Yucca Valley High School was founded in 1968. The site accommodates twenty-eight permanent classrooms and twenty-eight portable classrooms, serving grades nine through twelve. The total Fall 1993 enrollment was 1,342 students. In 1993/1994, the high school doubled its facilities to include modern science laboratories, a larger library and an administration and counseling center. The curriculum includes college preparatory and technical preparation.

Sky Continuation High School- Educational programs at this school are based on individual student performance. This educational facility serves grades nine through twelve, with the 1993 Fall enrollment totaling 118 students.

Private Schools

The presence of private schools within a community can help relieve the pressure on impacted public schools within the District. Private schools or academies serving the Town of Yucca Valley include the Calvary Baptist Church, Grace Christian, Hi-Desert Seventh Day Adventist Elementary, Our Lady of the Desert, Living Stream Christian Fellowship, and Yucca Valley Christian Schools. These schools can serve from kindergarten to the twelfth grade.

Enrollment Trends and Impacts on the District

The population within the Morongo Unified School District has continued to increase. The following table illustrates enrollment from 1980-1994, as well as a projection from the MUSD for the expected student population in the year 2000.

From Table VI- 5, it is clear that the Morongo Unified School District's enrollment has nearly doubled from 1980 to 1994. Based on the trends of the last ten years, the decrease during the 1992-1993 school year is highly unusual in the Morongo Basin. In the last decade the Morongo Basin has experienced constant growth, as have most communities within Southern California.

**Table VI-5
Morongo Unified School District Enrollment
1980-2000**

School Year	Total Enrollment	Change
1980-1981	5,581	N/A
1981-1982	5,597	376
1982-1983	6,151	194
1983-1984	6,465	314
1984-1985	6,902	437
1985-1986	7,407	505
1986-1987	7,867	460
1987-1988	8,427	560
1988-1989	8,729	302
1989-1990	9,151	422
1990-1991 ¹	9,792	641
1991-1992 ²	9,922	130
1992-1993 ³	9,848	-74
1993-1994 ⁴	10,237	389
1999-2000(estimated ⁵)	16,000	5763

School Sites (Level-of-Service)

Acreage required for school sites vary slightly depending on available land. Elementary school sites average approximately 15 acres, with junior high schools ranging from 20 to 25 acres, and senior high school sites averaging about 40 acres. School sizes vary within each school district, but generally elementary schools are planned for about 500 students, middle schools serve from 700-800 students, and high schools serve from 1,200-1,500 students.

School District Expansion Through the Year 2000

The 1993/1994 enrollment of 10,237 exceeds permanent classroom capacity by approximately 2,900 students. These additional students currently attend classes in 116 leased portable classrooms, located on all but two school campuses within the District. Unless new facilities are built, 8,600 students will be without permanent classrooms by the year 2000. Portable classrooms do not provide long term solutions to the problems associated with overcrowding. In addition to classroom space, overcrowding accelerates the need for support facilities, including restrooms, libraries, computer labs, science labs, lunch rooms, lockers and playgrounds, which are typically normal facilities of school campuses.

The MUSD's Plan for the Year 2000

The District has developed a plan, with input from a Facilities Committee, Year Round Schools Committee, and a professionally conducted community survey, to provide

¹ Gillick, Owen, Morongo Unified School District 1992 Annual Report, Twentynine Palms, CA. Page I.

² Telecommunication with Sue Meader, Dir., Curriculum, Educational Services, Morongo Unified School District, November 22, 1993.

³ *ibid.*

⁴ *Ibid.*

⁵ Gillick, Owen, Morongo Unified School District 1992 Annual Report, Twentynine Palms, CA. Page 7

classrooms for the 16,000 projected students by the year 2000. The major obstacle to this plan is a shortage of funding, a problem which currently hinders most of the State of California. The State, which has been the source of school construction funds for eight schools built in the MUSD since 1978, is facing a severe crisis in its own school construction program. Over \$30 billion needed for school construction and expansion is projected state-wide by the year 2000. Unfortunately, State funds are exhausted. The Morongo Unified School District has indicated that there are immediate needs, as of 1993, for this area to construct new facilities to continue to serve current growth rates.

Continuing Education/ Copper Mountain Campus

The Copper Mountain Campus (CMC) is a fully accredited community college campus serving the Morongo Basin. As part of the Desert Community College District, CMC offers Associate Degrees and Certificates in fifteen types of curriculum. College level courses include computer science, business administration, automotive technology, early childhood education, licensed vocational nursing, and registered nursing. Undergraduate credits from the Copper Mountain Campus are transferable to the California State University and University of California systems.

In addition to college level curriculum, adults can complete courses leading to a high school diploma through the college's Learning Lab, which helps students prepare for further education with courses designed to improve skills in basic math, reading and English.

Others

Other institutions of higher education in the region include National University at the Marine Corps Air Ground Combat Center, the College of the Desert in Palm Desert, University of California-Riverside, California State University, San Bernardino, and the University of Redlands.

Yucca Valley Library and San Bernardino County Library System

The Yucca Valley Library is an essential resource of the community. The Town Library building, located in the Community Center Complex, was built in October of 1973 through a joint powers agreement with the Yucca Valley Parks and Recreation Department⁶ Library services are provided by the San Bernardino County Library System. The County of San Bernardino is served by twenty-five other branch libraries, and the Yucca Valley Library is connected

to an on-line computer system which links it to these additional libraries and their collections. During the years since its construction, the Library has acquired a collection of over 43,000 books and more than 1,000 video and audio cassettes. The Library also subscribes to 116 magazines and six newspapers⁷ (Please see the Arts, Culture and Humanities Element).

The San Bernardino County Library System provides library materials, services and maintenance to the Yucca Valley Library, paid for through the general fund of San Bernardino County. The San Bernardino City Library in San Bernardino serves as Yucca Valley Library's regional headquarters. It houses some library administration and support services utilized by Yucca Valley residents.

FUTURE DIRECTIONS

The Yucca Valley Town Government has limited opportunities to directly affect the future direction of the services and facilities provided by the Morongo Unified School District and by the County Library system.

The Morongo Unified and other school districts in California are recognized as lead agencies, with some powers similar to those granted to the Town. School districts must generally appeal directly to the State and registered voters to secure funding for facilities and services. The Town can continue to facilitate the collection of impact fees and assist in school related land use decisions. However, the principle responsibility for planning, financing and developing future school facilities and expanded serviced lies with the District.

As of 1995, there were no plans for the expansion of the library facility. A temporary alternative to the satellite facility would be a book-mobile program to service the outlying areas.

Future library services will be built on a solid foundation established in the 1970's. Continued growth and demand for these services will require long-term planning. Funding alternatives for expanded services may come from limited sources and the Yucca Valley Library should be included in long-term capital improvement planning.

⁶ Telecommunication with Paul Kopack, Head Librarian, December 17, 1993.

⁷ Chamber of Commerce, Informational Sheets on the Town of Yucca Valley-"Library Services", Chamber of Commerce, Yucca Valley, 1993.

SCHOOLS AND LIBRARIES

GOAL, POLICIES AND PROGRAMS

GOAL

The provision of educational and library facilities in the Town of Yucca Valley that provide quality services and facilities, and convenient access to these important educational and cultural resources.

Policy 1

Cooperate and coordinate with the Morongo Unified School District to identify sites needed to meet future District growth demands. Encourage potential school sites to be planned within centrally located areas of residential development.

Program 1.A

As part of a continuing effort to provide enhanced educational opportunities for the residents of the community, the Town shall cooperate and coordinate with the Morongo Unified School District in planning facilities for new development.

Responsible Agency: Community Development Department; Morongo Unified School District

Schedule: Immediate, Continuous.

Policy 2

The Town Hi-Desert Nature Museum staff shall cooperate and coordinate with the Morongo Unified School District to use museum programs to enhance the educational experience of District students.

Program 2.A

As part of a continuing effort to provide enhanced educational opportunities for the residents of the community, the Town shall cooperate and coordinate with the Morongo Unified School District to make museum resources available to District classes to the greatest degree practical.

Responsible Agency: Community Services Department; Morongo Unified School District

Schedule: Immediate, Continuous.

Policy 3

Review Morongo Unified School District development proposals and environment documentation, and shall otherwise coordinate and cooperate with the Morongo Unified School District to encourage the provision of safe, secure, and permanent educational space for all students.

Program 3.A

By the year 1997, the Town and the Morongo Unified School District shall be coordinating respective planning functions to result in an Integrated Town/District Plan for the Year 2000. This program will develop permanent facilities for all students in the area.

Responsible Agency: Community Development Department; Morongo Unified School District

Schedule: Immediate, Continuous.

Program 3.B

Preserve and protect existing and future school and library sites from excessive noise and traffic conditions by encouraging the siting of new schools and library facilities near quiet and compatible land uses.

Responsible Agency: Community Development Department; Morongo Basin Unified School District

Schedule: Immediate, Continuous.

Policy 4

Recognizing the importance of the library system for educational and cultural development within the community, the Town shall make every effort to assure that quality library facilities and resources are accessible to all residents, and shall cooperate and coordinate with the San Bernardino County Library System on an on-going basis.

Program 4.A

Investigate the need for and feasibility of enhanced public library facilities within the Town as a means of providing an educational and cultural focal point for Town residents, and shall coordinate the development of a satellite library site in order to accommodate increased growth south of Highway 62.

Responsible Agency: Community Development Department; San Bernardino County Library System; Town of Yucca Valley Library

Schedule: 1995-1996.

EMERGENCY PREPAREDNESS AND HEALTH SERVICES ELEMENT

PURPOSE

The purpose of the Emergency Preparedness and Health Services Element is to identify critical facilities necessary in the event of an emergency, to assess the availability of emergency response services, and to discuss the potential impacts of significant man-made and natural hazards within the community. Additionally, it addresses the need for accessible health care services and facilities for all residents of the community, as well as to ensure that planned emergency routes between health-related facilities such as hospitals, clinics, and convalescent homes are in place for the growing Yucca Valley population.

It is the intention of the Element to address concerns regarding the Town's capability to respond to a natural and man-made disaster. The Element sets forth the goal, policies and programs, that have been, or will be developed by the Town to assure an effective response to the various environmental and man-made hazards that the community faces. The Element also provides goals, policies and programs that define and direct the Town's role in assuring the provision of a variety of medical care facilities to serve its diverse population.

BACKGROUND

The Emergency Preparedness and Health Services Element is directly related to the Seismic Safety, Flooding and Hydrology, and Hazardous and Toxic Waste Elements. The Fire and Police Protection Element also has a direct relationship to the Emergency Preparedness and Health Services Element assuring protection against structural and wild fires, and the maintenance of law and order during and following emergencies. Other related Elements include Land Use, which effects essential relationships of use to location-specific threats, and Circulation, which defines the availability of and need for secure evacuation routes in the event of an emergency in the community.

The Town of Yucca Valley and the Morongo Basin are subject to significant environmental and man-made hazards which constitute significant threats to life and property. The Town's substantial potential for major earthquakes, and flooding, are natural occurrences which cannot be prevented.

Man-made threats include but are not limited to wild and urban fires, hazardous material spills and leaks, and major transportation accidents, including automobiles, trucks and aircraft.

In 1970, the California Legislature enacted the Emergency Services Act, which recognizes the State's responsibility in mitigating the effects of natural, man-made or war-caused emergencies (Government Code Section 8550). Among other things, this Act requires local governments and utilities, to abide by the requirements of the Office of Emergency Services.

This Element is also recommended as an integral part of the a broader environmental hazards discussion within the General Plan. Government Code Section 65302(g) states that the Plan shall address "the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure...; slope instability leading to mud slides or landslides".

Critical Facilities

In the event that an emergency preparedness plan must be put into effect, certain critical facilities will become an essential part of the response plan. These include facilities which provide or house emergency services such as hospitals, fire stations, police and emergency services facilities, governmental operations and utility facilities. Critical facilities also include communication networks supporting police, fire and emergency personnel, as well as commercial radio stations that can play an essential role in apprising the community of appropriate actions to take.

Other critical facilities include evacuation routes, peak load water supply and delivery systems and, in the case of Yucca Valley, secure airport operations. Evacuation routes play an especially critical role in that they allow the evacuation and/or the delivery of ground-based assistance access to the Town. The difficulties with these facilities must be anticipated to maximize the effectiveness of an emergency response plan.

Damages and injuries caused by the Landers Quake (please see Seismic Safety Element) emphasized the need for an

adequate emergency shelter. Currently (1995), the Town does not have this type of facility, and with the need identified, there has been discussion regarding how to adequately service Yucca Valley's growing population.

Emergency Transportation and Circulation

One of the single most important activities after a major disaster is the delivery of emergency personnel and relief supplies. Access to the community is limited and each major ground route in an area is subject to major damage from natural forces, including earthquakes and flooding. Therefore, all-weather and earthquake-resistant bridges, culverts, and road adjoining cut slopes must be given careful consideration. Programs can be developed in close coordination with CalTrans and, possibly, the Federal Highway Administration and the Department of Defense, to assure the maximum functional integrity of major roads serving the Town.

The Yucca Valley Airport also provides an important alternative means of access for both fixed-wing and helicopter aircraft. However, the airport is located within one of the most hazardous areas of the Town, lying adjacent to, and a portion being flanked on two sides by a major drainage facility. It is also located parallel to, and a portion of the airport may be crossed by, the Pinto Mountain Fault, which is discussed in detail in the Seismic Safety Element, and the General Plan Environmental Impact Report. It should be assumed that a major flood or earthquake in Yucca Valley has the potential to temporarily limit, or remove the airport from, useful service.

Emergency Medical Facilities

Each of the two Yucca Valley Fire Protection Districts stations are staffed with a paramedic and support vehicle, which are ready to respond with or independent of fire fighting equipment. The Hi-Desert Memorial Hospital serves the Town with acute primary care, acute and long-term care, as well as subacute care facilities. These also include intensive care and critical care units. The Hi-Desert Medical Center is expanding its emergency department to include two trauma rooms and other necessary facilities.

Emergency Operations Center

The Emergency Operations Center (EOC), located at Fire Station No. 21, is the heart of the emergency response system from which all emergency operations are coordinated. The operations of the EOC are coordinated through the implementation of the Incident Command System (ICS), which is an integral part of the Yucca Valley Emergency

Plan. The Emergency Plan was adopted by the Town Council in 1993.

Emergency Organization and Chain of Command

As the title implies, emergency preparedness is the extensive and comprehensive pre-planning necessary to assure a timely, well coordinated, efficient and effective response to emergencies affecting the community. It requires a well thought out working relationship between numerous Town, County, State and Federal departments and agencies, which normally work largely independently. Inter-governmental special purpose units may be established that are detached from their normal day-to-day responsibilities. A command hierarchy is established with clear lines of authority and communication. The Town Manager serves as the Director of Emergency Services in Yucca Valley, followed by the, Fire Chief or Senior law enforcement officer, and then the next available Town employee with the highest degree of expertise.

Extended Organizational Structure & Assistance

There are a number of other agencies and capabilities brought to bear in an emergency. These are made available through mutual aid agreements, which allow the Town to expand otherwise over-extended capabilities and staff, and to draw upon the resources of those other agencies. In general, assisting entities may include other local cities and school districts, the County of San Bernardino, State of California, federal and even international agencies.

The Red Cross may be called upon to open and operate shelters for victims of an emergency, as well as to provide first aid, damage assessment, help with communications and the provision of various other resources. This agency typically initiates its own emergency response, but close coordination through the Emergency Operations Center is strongly encouraged. Military aid is typically in the form of the National Guard, whose role is to assist rather than substitute for the Town's response efforts. Requests for assistance of the Guard are to be channeled through the County Office of Emergency Services.

Financial assistance to the Town and victims of a disaster can come from several sources, with the State and Federal governments being the most important. In order to qualify for this assistance, the Town must declare a local emergency within 10 days of the actual occurrence of the disaster, have damages assessed, and must apply for aid within 60 days of

declaring the local emergency (Government Code Sections 8680- 8692).

HEALTH SERVICES

The Town has a particular interest in the provision of accessible medical facilities, convalescent facilities and their services, as well as facilities specializing in medical emergencies. Such related facilities also include: Home Health Care, for those patients allowed to remain at home but requiring assessment and treatment by a skilled nurse or therapist; Continuing Care Centers, offering sub-acute (long-term) care or special intensive medical care for seriously ill residents; and Hospice services, home services for the terminally ill and their families.

BACKGROUND

Seniors over aged 65 make up 25% of the Town of Yucca Valley's population¹. The County of San Bernardino Department of Health, the State of California, and the Hospital Planning Association of Southern California are among the agencies that analyze all types of hospital data and statistics on an area-wide basis to help measure the present and future needs of such facilities and the populations they serve. The other key duties of health departments are: developing standards of service, organizing review proposals for new facilities, and informing public health practitioners of new standards. As the health planning field gains greater recognition, health departments will continue to forecast needs for integrated services and facilities and analyze new trends in medical and health facilities planning. An analysis of trends resulted in the location of the Hi-Desert Medical Center in Joshua Tree. A study was done before the hospital's construction pinpointing Joshua Tree as the geographic center of population distribution in the Morongo Basin.

Hi-Desert Memorial Hospital District

Since 1972, the Hi-Desert Memorial Hospital District has been responsible in the Morongo Basin for promoting programs that encourage wellness through education and self-responsibility. The District began with the consolidation of Hi-Desert Memorial Hospital, Inc. and Twentynine Palms Hospital District in 1972. As a result of joint planning efforts, the Hi-Desert Medical Center was built in Joshua Tree in 1976. The District is governed by an elected five-member Board of Directors, responsible for establishing policy, maintaining quality patient care and providing for short and long term institutional planning within the Morongo Basin area. In addition to providing vital health care services,

the District, and the Hi-Desert Medical Center itself are major employers, providing more than 500 full and part-time jobs with an annual payroll of more than \$8.7 million and benefits of an additional \$2.4 million. Its indirect economic impact is also significant since many satellite businesses and services have located in the Morongo Basin due to the presence of a hospital. (Also see the Economic Development Element.)

Hi-Desert Medical Center

The Hi-Desert Medical Center (HDMC), located in Joshua Tree, is the primary hospital of the Morongo Basin offering family health promotion and maintenance programs. The HDMC is a non-profit, acute primary care hospital and continuing care center. Of its 176 beds, 56 are for acute care beds in the acute primary care hospital (4 are ICU/CCU), 98 are long term care resident beds for transitional care, and 22 are sub-acute care beds for patients needing around-the-clock care. Hospice services are offered through the Hi-Desert Medical Center to any person and their family coping with a terminal illness on an out-patient (or in-home) program.

The Hi-Desert Medical Center serves the Town of Yucca Valley, the City of Twentynine Palms, and the communities of Joshua Tree, Landers, Johnson Valley and Morongo Valley, providing a wide range of in-patient and out-patient diagnostic treatment and rehabilitation services. Medical staff specialties include: Anesthesiology, Cardiology, Emergency Medicine (including an emergency room with various trauma related facilities), General Surgery, Internal Medicine, Radiology/ Nuclear Medicine, Cardiovascular Surgery, and Vascular Surgery.

Demand for additional services, especially emergency medical services, has grown dramatically in the Morongo Basin area. Nearly 13,000 patients were treated in the emergency department in 1991. This is a 100% increase in usage over 1985. In view of existing service demands, the emergency department will be doubled in size to include two trauma rooms, a cast room, three cardiac rooms, four examination rooms, and other necessary facilities totalling approximately 5,620 square feet. Out-patient service modernization and expansion will also be planned for the future as finances are acquired.

¹ 1990 U.S. Census of Population and Housing

Birthing facilities are needed to serve the 28% of Yucca Valley's population falling between the ages of 21 and 44 years of age. Although the Hi-Desert Medical Center has plans to provide birthing and pediatric facilities soon, currently there are no facilities of this type available in the immediate area.

Avalon Urgent Care

The Avalon Urgent Care facility provides walk-in clinic services specializing in the treatment of minor illnesses and injuries. On-site X-ray and lab services are available and a licensed physician is on duty during clinic hours, 8 A.M. to 8 P.M., every day of the year. Twenty-four hour assistance is not available at this facility and the Hi-Desert Medical Center and Desert Hospital are the only alternatives to cover the night hours when Avalon Urgent Care is not in operation.

Airway Surgicenter

Located in Yucca Valley, and provided through the Hi-Desert Medical Center, the Airway Surgicenter performs outpatient surgeries, X-rays, CAT scans, and other types of imaging services. It provides supplemental services to Hi-Desert Medical Center for Yucca Valley residents to receive specialized health services in a more accessible location.

Special Services/Mobile Health Services

Special mobile health services are periodically offered in a community center or other public building within the Town and surrounding communities through the San Bernardino County Public Health Department. Primary care clinics are offered by participating physicians and can include physical examinations, diagnostic screening, lab tests, immunizations, and health seminars.

Moyle's Health/Convalescent Facilities

Moyle's health care facilities, located within the Town of Yucca Valley, helps to serve those residents with special needs and those needing around-the-clock care. There are four Moyle's health care facility locations ranging from partial care (Moyle's Riviera) to around-the-clock skilled nursing care (Moyle's Convalescent, Moyle's Manor, and Moyle's Sky Harbor).

Network 55

Network 55 is a membership program designed for adults of 55 years or older through the Hi-Desert Medical Center. Its function is to assist seniors in contacting (or connecting with)

health care services. Membership is free and special benefits include business discounts, informational services, and seminar

Morongo Basin Mental Health Services Association, Inc.

The Morongo Basin Mental Health Services Association is a private non-profit community agency offering out-patient mental health and residential chemical dependency recovery services. The agency offers a Federal, State and County funded indigent health care program including: individual and group therapy, family therapy, marriage counseling, psychological testing, psychiatric consultation, medication monitoring and parenting classes.

Visiting Nurse Association

The Visiting Nurse Association (VNA) is a private non-profit community based home health agency that is governed by a volunteer Board of Directors. The agency provides a full range of health care services to the patient and family in the home, including hospice care.

Desert Hospital

Desert Hospital, located in Palm Springs, is a licensed 398 bed hospital which functions as the most notable intensive care facility between Riverside County and the Arizona border. This hospital has a twenty-four hour emergency room and a level II Trauma Care facility with a staff of specially trained trauma surgeons to offer their aid in the event of a major injury. Like the Hi-Desert Medical Center, Desert Hospital also has a Home Health Care department which provides in-home nursing and household maintenance service. Hospice of the Desert has been incorporated into the Desert Hospital operations to provide specialized counseling for the terminally ill.

Eisenhower Medical Center

Eisenhower Medical Center, located in the City of Rancho Mirage, also is available to provide services to residents of Yucca Valley. This hospital is licensed for 239 beds with an average occupancy rate of approximately 80%. Twenty-four hour emergency facilities are also available, with at least one full time physician on duty at all times. Located on the same grounds are the Betty Ford Center for chemical dependency, the Annenberg Center for Health Education and the Barbara Sinatra Center for Abused Children. Eisenhower is also a provider of a wide variety of out-patient and specialist services, and has recently opened a birthing center that could offer service to residents of the Yucca Valley Community.

Emergency Services

The Town of Yucca Valley is served by two major emergency response organizations: the San Bernardino County Fire Department and the San Bernardino County Sheriff's Department. The Hi-Desert Medical Center is located seven miles east of the most eastern Town limits; however, if a trauma situation is encountered needing specialized services, transport to Desert Hospital facilities in Palm Springs may be necessary. Desert Hospital is located approximately thirty miles from the western Town limits.

The San Bernardino County Fire Department is a part of the Yucca Valley Fire Protection District which has its own branch of San Bernardino County paramedics and ambulance services. When advanced life support and ambulance crew are unavailable, services are requested from the Morongo Basin Ambulance Association (formerly the Joshua Tree Ambulance Association). This association exclusively provides advanced life support and ambulance services to the California Department of Forestry, in the event of a major fire emergency within the Town of Yucca Valley. The association is also used by the San Bernardino Sheriff's Department for backup life support services when necessary. (Please see the Emergency Preparedness and Health Services Element.)

FUTURE DIRECTIONS

The Emergency Preparedness and Health Services Element is implemented through the Town Emergency Plan, which includes detailed organizational directives, scopes of responsibility, operational priorities, authority and powers, emergency communication protocols and other components of the framework needed for effective response in the event of an emergency. The ability of the community to respond to emergencies will also be affected by the expansion of land uses and the location of future fire stations and other public safety facilities.

Development standards, as set forth in the Town Development Code, will also influence how effectively emergency personnel can respond to events affecting occupied structures. The degree to which recommendations and policies and programs found in the Seismic Safety, Flooding and Hydrology, and Hazardous and Toxic Materials Elements are implemented, will also impact emergency preparedness. Finally, establishing and maintaining contacts and coordination with other responsible agencies will give future direction to emergency response strategies.

EMERGENCY PREPAREDNESS GOAL, POLICIES AND PROGRAMS

GOAL

Provision of a thoroughly coordinated, responsive and effective emergency preparedness implementation plan in the Town of Yucca Valley, assuring a high degree of readiness to respond to natural and man-made disasters in a manner that maximizes Town, County, State and Federal response capabilities.

Policy 1

Maintain and update the Emergency Preparedness Plan to keep it current with staffing and technical capabilities of the Town and cooperating agencies.

Program 1.A

Direct the review and revision of the Emergency Plan through responsible department heads and shall assure the annual review of the Plan by the Town Council.

Responsible Agency: Town Manager; Town Council

Schedule: Annually.

Policy 2

Coordinate with CalTrans and other appropriate agencies for the establishment of emergency evacuation routes and plans to preserve or reestablish the use of State Highways 62 and 247 as emergency evacuation routes.

Program 2.A

Appoint a liaison with CalTrans, to facilitate the establishment of emergency evacuation routes, and to provide for the development of an emergency response plan that assures the timely repair of state highways damaged by earthquakes, flooding or other disasters.

Responsible Agency: Town Manager; Community Development Department

Schedule: Immediate; Continuous.

Program 2.B

Consult with CalTrans, the Federal Highway Administration, FEMA and the US Department of Defense regarding funding assistance for the construction, repair and/or upgrading of bridges, floodway crossings, cut slopes and other structures to minimize the potential isolation of the community and surround facilities from ground-based assistance.

Responsible Agency: Town Manager; Community Development Dept; San Bernardino County; CalTrans; Federal Highway Admin; FEMA; Department of Defense

Schedule: Immediate; Continuous.

Program 2.C

Consult with the National Park Service and the Bureau of Land Management and shall explore the feasibility of linking Town and Park roads for alternate provision of emergency alternate access.

Responsible Agency: Community Development Department

Schedule: 1995-1996; Continuous.

Policy 3

The Yucca Valley Emergency Plan shall be coordinated and updated to assure that it is compatible with and complements the San Bernardino County Emergency Plan and its implementation procedures.

Program 3.A

Regularly confer with the San Bernardino County Office of Emergency Preparedness and shall share and coordinate plans to provide mutual aid assistance in the event of a disaster requiring emergency response.

Responsible Agency: Town Manager; Community Development Department

Schedule: Immediate; Continuous.

Policy 4

On-going lines of communications shall be established between the Town and the U.S. Geological Survey to assure the provision of earthquake predictions which may impact the Town and surrounding area.

Program 4.A

Establish a liaison with the appropriate office of the US Geological Survey and establish a procedure by which the USGS contacts and informs the Town of earthquake predictions which may affect the Town and surrounding areas.

Responsible Agency: Town Manager; Community Development Department

Schedule: Immediate; Continuous.

Policy 5

The Seismic Safety and Flooding and Hydrology Elements of the General Plan shall be regularly reviewed and updated to assure that seismic and flooding hazards are fully addressed in the Emergency Plan.

Program 5.A

Utilizing information from development studies, as well as those from state and federal agencies, the Town shall periodically review and update the Seismic Safety and Flooding and Hydrology Elements of the General Plan with the latest information and data available on the various

seismic and flooding threats facing the community. This process shall assure that additional or refined measures are systematically incorporated into these Elements to protect lives and property.

Responsible Agency: Community Development Department; Town Council

Schedule: Annually; Continuous.

Policy 6

Cooperate and coordinate with San Bernardino County, the Hi-Desert Water District and other agencies and utilities in the preparation of public information materials to assist residents and business owners in responding to local disasters.

Program 6.A

Coordinate with San Bernardino County, Hi-Desert Water District, Southern California Edison, Southern California Gas, and other agencies and utilities in the development and dissemination of information and instruction on appropriate actions in the event of a local disaster.

Responsible Agency: Town Manager; Community Development and Community Services Departments

Schedule: 1995-1996; Continuous.

Program 6.B

Coordinate with local schools and appropriate public and quasi-public agencies to assure that a public information program is developed and broadly implemented to advise the community on how to prepare for and cope in an emergency.

Responsible Agency: Town Manager; Community Development and Community Services Departments

Schedule: 1995-1996; Continuous.

Policy 7

Thoroughly consider and assess vulnerability to natural and man-made disasters when reviewing proposals for the siting and development of critical and essential public/quasi-public facilities.

Program 7.A

Incorporate an assessment of vulnerability to natural and man-made disasters when processing or reviewing proposals to site and construct critical and essential facilities, as well as sensitive land uses, to assure the maximum possible protection from environmental and man-made hazards, including earthquakes and flooding.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Policy 8

Take every action to assure the availability of emergency power generators in essential Town facilities, and shall encourage the installation of these backup facilities in other important public and private facilities.

Program 8.A

Assure the availability of backup emergency power generators at the Emergency Operations Center and other critical Town facilities. The Town shall also contact and encourage the installation of these facilities at other public and quasi-public facilities, as well as at radio and television stations serving the area.

Responsible Agency: Town Manager; Community Development Department

Schedule: Immediate; Continuous.

Policy 9

Coordinate with and integrate both commercial and private radio operators, including ham radio operators, to establish a Radio Amateur Civil Emergency Service.

Program 9.A

Contact, coordinate with and integrate public and private radio operators in the establishment of a Radio Amateur Civil Emergency Service (RACES) system to provide coordinated functioning in the event of an emergency.

Responsible Agency: Town Manager; Community Development Department; Community Services Department

Schedule: Immediate; Continuous.

Policy 10

Coordinate with the appropriate agencies and service providers to assure that emergency preparedness plans include contingencies for large-scale urban and wild and fires.

Program 10.A

Confer and coordinate with the San Bernardino County Fire Department and the California Department of Forestry, which provides contract wildfire protection services, to assure that emergency plans are ready to implement in the event of a major urban or wild and fire.

Responsible Agency: Town Manager; Community Development Department; San Bernardino County Fire Department; California Department of Forestry

Schedule: Immediate; Continuous.

Policy 11

The Town Emergency Plan shall include programs and strategies to maximize the availability and delivery of emergency medical services to those in need during and following a local disaster.

Program 11.A

Confer and coordinate with the Hi-Desert Memorial Hospital, Desert Hospital, the San Bernardino County Fire Department, and California Department of Forestry paramedical staff, and private providers to assure that a coordinated plan is in place to provide an effective response during a major local emergency.

Responsible Agency: Town Manager; Community Development Department

Schedule: Immediate; Continuous.

Program 11.B

Emergency shelter and emergency medical stations shall be planned for and activated by the Town Manager. The need for one or more additional mobile medical service vehicles, above those provided by fire department paramedics, shall be investigated.

Responsible Agency: Town Manager; Community Development Department

Schedule: Immediate; Continuous.

Policy 12

An on-going effort shall be made to establish and maintain a liaison between the Town, CalTrans and the Twentynine Palms Marine Corps Air Ground Combat Center to assure cooperation and coordination in the event of natural or man-made emergencies.

Program 12.A

Contact, coordinate with, and integrate a secure system of information sharing with the Twentynine Palms Marine Corps Air Ground Combat Center, which will assure ample notification of the transport of hazardous substances or materials through the Town.

Responsible Agency: Town Manager; Community Development Department

Schedule: Immediate; Continuous.

Program 12.B

Incorporate contingency plans in the Town Emergency Plan, which provide for measures to be taken in the event of an attack on the Twentynine Palms Marine Corps Air Ground Combat Center.

Responsible Agency: Town Manager; Community Development Department

Schedule: Immediate; Continuous.

Policy 13

The Yucca Valley Airport shall be integrated into emergency preparedness planning in the Town of Yucca Valley as an important possible alternative means of access into the community, in the event of a local disaster.

Program 13.A

Develop contingency plans, which maximize the use of the Yucca Valley Airport in the event of a local disaster, and provide for a coordinated plan of response, when it becomes necessary to place the airport in an emergency response mode.

Responsible Agency: Town Manager; Airport District President; Community Development Department

Schedule: Immediate; Continuous.

HEALTH SERVICES

GOAL, POLICIES AND PROGRAMS

GOAL

High quality health care facilities and services that are easily accessible to Town residents and promote good health and well being.

Policy 1

Consult and coordinate with the Hi-Desert Memorial Hospital District to assist in providing adequate, quality health care facilities and services that are accessible within the Town of Yucca Valley.

Program 1.A

The Town and the Hi-Desert Memorial Hospital District staff shall consult, as needed to plan and develop facilities and services, on an on-going basis to assure the planning and development of facilities and services which meet the health care needs of the Town residents.

Responsible Agency: Community Development Department; Town Council; Hi-Desert Memorial Hospital District

Schedule: Continuous

Policy 2

Cooperate in the continued development of medical and health care facilities in accordance with the changing demographics of the community.

Program 2.A

As the Town's population continues to grow and additional convalescent and senior housing is developed, the Town shall coordinate with transportation service providers and the Hi-Desert Memorial Hospital District to maintain accessibility to health care facilities and services so that residents in general and seniors in particular, will be served quickly and efficiently.

Responsible Agency: Community Development Department; Hi-Desert Memorial Hospital District

Schedule: Immediate, Continuous

PUBLIC BUILDINGS, FACILITIES, AND UTILITIES ELEMENT

PURPOSE

The purpose of the Public Buildings, Facilities and Utilities Element is to describe the various structures facilities, and utilities operated by public and quasi-public agencies, and to set forth goals, policies and programs which address the long term planning needs of the community. It is the intent of this Element to provide sufficient information to identify important and critical facilities and to assure coordinated planning and development to keep pace with growth in the community.

BACKGROUND

The Public Buildings, Facilities, and Utilities Element is directly related to the Land Use, Schools and Libraries and Circulation Elements.

The Town of Yucca Valley is a unique rural community which contains a variety of public buildings, facilities, and utilities utilized for the benefit of all members of the community. These buildings and facilities range from a community center that includes a Senior Center and Library, to utility services, including Southern California Edison, Century Cable, and many others. These facilities are discussed and evaluated in order to determine the need for expansion of services within the Town for its present and future residents and visitors. Preservation of habitat is an important consideration in future development of public facilities.

Among the statutory functions of the planning agency is to, "annually review the Capital Improvement Program of the City or County and the local public works projects of other local agencies for their consistency with the General Plan..." (Government Code Section 65103(c)). However, a local government may emphasize the importance of this issue by requiring an optional Public Facilities Element (Government Code Section 65303), as the Town of Yucca Valley has done.

The following table provides a summary of existing and proposed public facilities within the Town of Yucca Valley.

Table VI-6
Public Facilities in the Town of
Yucca Valley - 1995

Facility

Community Center Complex

- Town Hall
- Hi-Desert Nature Museum
- Senior Center
- County Library
- Community Center
- Meeting Rooms
- Maintenance Facility
- Skateboard Park
- BMX Track
- Hi-Desert Water District Recharge Basin

Public Schools

- Yucca Valley Elementary School
- Yucca Valley Community School
- La Contenta Jr. High School
- Sky High School
- Yucca Valley High School

Town Maintenance and Equipment Storage Yards

- (Hi-Desert Park
- Yucca Valley Airport
- Building and Safety Offices
- U.S. Post Office
- Yucca Valley Fire Protection District
- California Department of Forestry
- CalTrans Highway Maintenance Station
- Southern California Gas Company
- Southern California Edison
- Century Cable
- Hi-Desert Water District
- Contract Post Office
- Boys and Girls Club

Parks (Please refer to the Parks, Recreation and Trails Element)

While this discussion centers on lands and facilities of the Town of Yucca Valley, utility buildings and substations must be given special consideration in the planning process, in order to assure their compatibility with surrounding land uses.

Location of Buildings and their Facilities

The location of public buildings and facilities is largely dependent upon their function in the community. To efficiently plan for the future needs of the community, public buildings should be logically integrated into the land use patterns of the Town. Most public buildings serve as offices where residents and business people come to conduct business. Because of this, public buildings should be conveniently located and of adequate size.

The location of Town storage and maintenance yards, utility substations, and other quasi-industrial lands must be addressed in the context of another set of considerations. Among these considerations is the compatibility and integration of these facilities within the land uses and landscape environment of the surrounding areas. Utility infrastructure, including electrical substations and pumping and switching facilities, can generate excessive noise and can also detract from the scenic features of an area, especially in rural settings. Methods used to integrate utility infrastructure with the surrounding area can include: noise attenuation, decorative screening walls and landscape buffers around major facilities, or the construction of telephone and other equipment buildings in an architectural style compatible with the surrounding built environment.

There are a number of structures within the Town that can be considered public buildings or facilities. It is important to define the future expansion plans of each of these facilities in order to evaluate their capability of serving the Town of Yucca Valley and its future population.

Civic Center Complex

The Yucca Valley Civic Center is located immediately north of State Highway 62 and west of State Highway 247. The Center houses a wide range of facilities, offices and recreation and open space areas. These include the Town Hall complex which houses the Town Administrative Offices, the Hi-Desert Nature Museum, the Town Library and various meeting facilities. The Civic Center Complex is also the site of the Yucca Valley Senior Center, as well as a variety of ball fields and other recreational amenities. Each of the major facilities is briefly discussed below.

Town Hall

Town Hall is the principle administrative center of the community. A front counter allows residents and other visitors to confer with staff and to obtain information. These facilities were expanded in 1995 with a 2300 square foot addition¹.

Hi-Desert Nature Museum

The Hi-Desert Nature Museum, in the Civic Center complex, is a 5,000 square foot, family-oriented facility with collections and exhibits relating to the area's unique historical and ecological setting. The Museum features live exhibits of small desert animals and reptiles in their natural surroundings. Public education is a priority for the Museum, which participates in many community and education programs about the desert and its natural resources. With the expansion of the Museum's collections, the increase in school populations, and the need to increase educational opportunities for residents and visitors, it is the goal of the Hi-Desert Nature Museum to expand their programming and facilities. A possible expansion would include an additional 7,500 square feet to provide additional exhibit space for natural history, earthquakes, and the history of the Morongo Basin. Existing and future use of the Museum and the interest shown in this facility will help determine when an expansion of the Museum is warranted² (Also see the Arts, Culture, and Humanities Element).

Senior Center

Also within the Civic Center Complex is the Senior Center. The 3,100 square foot facility is home to a variety of programs such as Meals on Wheels, the Senior Club, and various senior information referral services such as tax assistance and legal counseling. This facility is available to the public for meetings and gatherings. This facility has capacity for future expansion for additional activity areas³.

Yucca Valley Library

The Yucca Valley Branch Library is part of the San Bernardino County Library system with connection to an

¹ Telecommunication with James Schooler, Town of Yucca Valley, November 29, 1993.
² Telecommunication with Jim DeMersman, Hi-Desert Nature Museum, November 29, 1993.
³ Telecommunication with James Schooler, Town of Yucca Valley, November 29, 1993.

on-line computer system. There are no plans for the expansion of the library facility. General Standards for the provision of libraries and facilities⁴ call for approximately 10,000 square feet of library space per 36,000 population, 18.3 weekly service hours per 10,000 population, and 2.82 books per capita. (Also see the Schools and Libraries Element).

Community Services/Maintenance Facilities

The Town is responsible for maintaining 134 miles of public (non-state) roads, all Town buildings, and the Town's parks. Maintenance equipment is stored at the Hi-Desert Park's maintenance building and in the Southern California Edison yard.

Public Schools

The Morongo Unified School District (MUSD) encompasses more than 1,350 square miles of service area. It provides public education to residents of the Morongo Basin, which includes the communities of Joshua Tree, Landers, and Morongo Valley, as well as the City of Twentynine Palms, the Marine Corps Air Ground Combat Center, and the Town of Yucca Valley. Yucca Valley's public schools include Yucca Valley Elementary School on Hopi Trail, Yucca Mesa Elementary Charter School just north of the Town at Aberdeen and Avalon, La Contenta Junior High School on La Contenta Road, Yucca Valley Community School off Papago Trail, Yucca Valley High School on Sage, and Sky High School off Skypark Drive. Onaga Elementary School is considered one of six new facilities needed by the year 2000 in the Morongo Unified School District. Its construction was completed in 1995 and it is located in the southeast part of Town on Onaga Trail⁵ (Please see the Schools and Libraries Element for a more detailed discussion).

Yucca Valley Airport

The Yucca Valley Airport is a privately operated facility, in a long term lease with the Yucca Valley Airport District. The airport is located on a 35 acre dry wash, one-half mile northeast of Yucca Valley's central business district.

It is a public use airport that is classified in the National Plan of Integrated Airport Systems as a general aviation, basic utility facility accommodating aircraft of a maximum gross weight of 12,000 pounds. It is home to fifty-two single engine aircraft and has a field elevation of 3,224 feet, a dimension runway of 4,363 x 60 feet, with pilot controlled

lighting. As an example of the activity generated by the Yucca Valley Airport, from mid-1990 to mid-1991, approximately 3,000 operations were generated by airport-based aircraft while 9,500 operations were accounted for by transient aircraft.

Homes with attached and unattached hangars have been constructed along the south property line for the convenience of residents with locally based aircraft. Other on-site facilities include several hangars located on the southwest corner of the site. The Yucca Valley Airport District has initiated a formal request to develop a Master Plan for this facility in upcoming years. This Master Plan is expected to address the need for additional hangars and aircraft parking areas, as well as improvements to taxiway and the runway. Possible future expansions to the airport may include the construction of a bridge over the wash as a means of lengthening the runway in an easterly direction to enable access to the industrial area between the east end of the runway and Balsa Avenue. Extensions to taxiway are also possible towards the north and south of the runway.

Future expansion of the airport's facilities are not imperative at this time since the California Aviation System Plan shows that the airport facility has a capacity large enough to serve the population through 2005 and beyond. The airport is considered to have a 200,000 operations capacity, however, in the year 2005 only 12,900 total operations are predicted⁶. Eventual lengthening of the runway may be necessary to accommodate larger aircraft.

County Offices

There are several County offices within the Town limits to serve unincorporated lands within the area. These offices include the Assessors Office, the Department of Building and Safety, the County Supervisor's Field Offices, Public Social Services, and the GAIN program. The current (1995) location of these facilities and their future expansion can assist the Town in its development as a regional administrative center.

4 Eric Damian Kelly Planning, Growth, and Public Facilities a Primer for Local Officials, American Planning Association, Planning Advisory Service Report Number 447, September 1993.

5 Morongo Unified School District, Morongo Unified School District 1992 Annual Report, Morongo Unified School District Offices, Twentynine Palms, CA, 1993.

6 San Bernardino, County of, Airport Comprehensive Land Use Plan-Yucca Valley Airport, Planning Department of San Bernardino County, San Bernardino, 1992 Page 4.

U.S. Post Office

The United States Post Office serving Yucca Valley is a relatively new facility and is the largest post office serving the Morongo Basin. This facility, built in 1988, is located south of State Highway 62 on Yucca Trail at Joshua Lane. The facility includes all basic postal services offered in most other facilities such as post office boxes, voter registration, mail boxes, shipping services and postage stamp sales. The only service not offered at this location is passport services. The structure is 18,500 square feet and the site accommodates outdoor postal vehicle storage, and parking lots for customers and employees. As of 1993, there were no plans for its expansion⁷.

Yucca Valley Fire Protection District

Fire protection and emergency medical response services are provided by the Yucca Valley Fire Protection District of the San Bernardino County Fire Department, which maintains two stations staffed by firefighters and paramedics twenty-four hours a day. The District's headquarters are located on Highway 62. As the population of the Town increases and the need for expanded fire protection services arises, it will be critical that the Town and the Fire Protection District coordinate planning efforts to expand future facilities and services⁸. (Please see the Fire and Police Element for more details).

California Department of Forestry

The California Department of Forestry is a State office specifically devoted to wildland fires and their prevention. The Department station is located on Airway Avenue, south of Highway 62. The Department will extend their services to the Town in the event of a major brush fire or large fire within its boundaries. It is unknown at this time whether the Department's facilities and their services will be increased. (Please see the Fire and Police Element for more details).

Utility Companies and Their Facilities

Hi-Desert Water District, Southern California Gas Company, Southern California Edison, General Telephone, and Century Communication are the major utility companies serving residents of the Town of Yucca Valley. Utility company facilities include pumping stations, electrical substations, and telephone switching stations. General Telephone has a service facility yard in the Town and, provides all of its services by phone. Both the Hi-Desert Water District and Southern California Edison have offices and maintenance facilities on Highway 247, just south of the airport. Other utility

companies within the Town have no current plans for expansion.

CalTrans State Highway Maintenance Station

The CalTrans Maintenance Station is located on La Contenta Road just south of Highway 62, within the Town of Yucca Valley. In 1992, the Maintenance Station underwent a major transformation to comply with Federal Building and Safety Codes for disabled persons. During the expansion, two rest rooms, a shower, and a 450 square feet of storage were added to the facility⁹.

Sports Complex Construction

The Town owns most of its parkland. Ideas for the future expansion of the Town's park facilities include the construction of a major sports complex (Please see the Parks, Recreation and Trails, and Land Use Elements for more details). This community sports complex may provide such facilities as an Olympic- sized pool, gymnasium, weight rooms, sports track, and other sports-related facilities. During the final siting for this public facility, the Town must consider the surrounding land uses, areas in need of park facilities, necessary site conditions, and land available to develop such a significant public recreation facility for the Town.

"Critical Structures"

Critical structures are those facilities ranging from important to essential that are located in seismic areas, or areas that are subject to natural hazardous occurrences. Critical structures include those facilities required to provide emergency services following an earthquake or other local emergencies, such as fires and floods. Fire and police stations, hospitals, major roadways, and the Yucca Valley Airport are examples of facilities needed during emergency operations. Where appropriate, the siting of these facilities should be located in areas that would experience the least seismic or hazardous activities. Building design should include allowances for the offset of building foundations resulting from surface displacements.

7 Telecommunication with Pete Anthony, Post Marker, U.S. Post Office-Yucca Valley, December 6, 1993.

8 Chamber of Commerce, Informational Sheets on the Town of Yucca Valley-"Fire Protection Services", Chamber of Commerce, Yucca Valley, 1993.

9 Telecommunication with, CalTrans Maintenance Station, November 29, 1993.

Due to the Town's high seismic damage potential occurring in Seismic Zone IV as defined by the Uniform Building Code, special consideration should be made in the development or expansion of future "critical structures". These should include thorough engineering analysis, building siting and design, and compatibility. (Please see the Seismic Safety and Emergency Preparedness and Health Services Elements for more details.)

UTILITIES

One of the principal concerns which must be addressed in the review of development proposals is the availability of utility services and facilities. Most new developments are currently required to have available domestic water, natural gas and electricity, and telephone service. Planning and land development issues include delivery systems that assure the long-term availability of energy resources, their safe transportation and utilization, the locating of energy generating plants and distribution lines, and the efficient and cost-effective extension of services.

The Town of Yucca Valley is jointly responsible for coordinating with private and quasi-public agencies offering public services such as telephone, gas and electricity, to assure compliance with the General Plan and the provision of adequate carrying capacity to the community through the Capital Improvement Program. The California Government Code Sections 65302 (a) (b) (e) requires that the planning agency "annually review the capital improvement program of the city or county and the local public works projects of other local agencies for their consistency with the General Plan." Therefore, the Town must continue to coordinate with the various agencies to review the efficiency and availability of services provided.

Water

As discussed at length in the Water Resources Element, Water services are provided by the Hi-Desert Water District, which lies within the Mojave Water Agency service boundaries. The Hi-Desert Water District derives water resources principally from the Warren Valley Ground Water Basin underlying the Town of Yucca Valley. The Warren Valley Ground Water Basin is to be recharged by the Sate Water Project beginning in 1994. Hi-Desert Water District's water system depends on the supply of water available and the capacity of storage facilities and distribution systems to deliver water on demand. Water supplies must be capable of meeting maximum daily demands; storage must be capable of meeting peak hour demand, in addition to fire flow volumes

and an emergency reserve; and the distribution system must be able to provide required service and fire flows and adequate pressures throughout the system.

The Morongo Basin Pipeline, a \$52 million project with seventy-one miles of pipeline, consists of 30 and 36 inch pipelines, a pumping station in Johnson Valley, and is capable of delivering approximately 14,000 acre feet per year, or 19 cubic feet per second. The Hi-Desert Water District's allocation from the Mojave Water Agency is currently set (1994) at 4,282 acre feet per year. As of 1995, the Mojave Water Agency constructed a five million gallon reservoir and additional pipelines to direct water into the Town of Yucca Valley (please see the Water Resources Element for a more detailed discussion).

Waste Water Facilities

The Town is not served by a sewage collection system or by a waste water treatment facility. On-site septic systems are utilized by residents and commercial and industrial operations throughout the Town. The Hi-Desert Water District is exploring the possibilities of establishing a wastewater treatment system in order to actively protect the groundwater of the area, and to provide a supplemental water source for non-potable use.

In May 1993, the Hi-Desert Water District had Montgomery Watson conduct a wastewater collection and treatment feasibility study for two primary reasons: (1) the concentration of nitrates and total dissolved solids at some wells in the Yucca Valley area is increasing, and may be due to the current use of septic systems, and (2) since 1958, the level of the aquifer, which provides water to the area, has declined on the average more than 40 feet, per year.

This study concludes that a waste water treatment facility is feasible in the area if it is implemented in phases, and proposes that a 1.0 million gallons per day (mgd) system be built in the first stage to service approximately thirty percent of the total population of the Hi-Desert Water District's service area. Preliminary estimates show that this type of system can be built for a monthly cost of less than \$30 per household. A planned, systematic expansion of this facility would potentially allow for the facility to serve a higher percentage of the community¹⁰.

10 Hi-Desert Water District Wastewater Collection and Treatment Feasibility Evaluation, Montgomery Watson, May 1993.

Due to the substantial cost and high impact of the construction of this type of facility, the Hi-Desert Water District has not reached a decision regarding the installation of a waste water treatment facility. There are several alternatives to be considered, and the Hi-Desert Water District must evaluate the potential costs and impacts of all of the feasible options.

Energy

Planned future land use patterns and rates of development can be expected to affect the siting of major energy services and facilities, including natural gas pumping stations, electrical substations, regional power plants, and the location of distribution or transmission lines in the Town and the General Plan study area. The inverse is also true.

Gas Service

Southern California Gas Company provides natural gas service to the majority of the Town. Two, four and six inch transmission and distribution gas lines run throughout the community along many of the Town streets. Exhibit VI-1 shows the location of major gas lines, four inch and six inch, which provide service in the Yucca Valley community. This map does not include the locations of two inch distribution lines that are widespread throughout the Town. The Southern California Gas Company has the facilities to extend service to existing unserved and future development. Major gas lines do not exist in the southwest and northwest portions of the Town, due to the rough terrain in these areas which severely restricts development. Gas service is available to commercial, industrial and residential users in the Town, with costs varying with seasons and amount of use.

As discussed in the Energy Resources Element, propane, coal and wood burning are also used in the Town of Yucca Valley for space heating, water heating and cooking. Extensive use of wood and coal have the potential to cause adverse impacts to ambient air quality.

Telephone Service

Business and residential telephone service in Yucca Valley and all Morongo Basin communities is provided by GTE California. Headquartered in Thousand Oaks, GTE California provides a variety of basic and special services and features to businesses and residential customers. Three types of residential telephone service are offered. Flat rate service provides for unlimited local calls at one price. Measured service has a lower monthly rate but incremental charges for

local calls. GTE's Lifeline service is also available, within certain restrictions, to low income customers.

Local calls are considered to be any location from zero to twelve miles, and the cost of a local calls has a set rate for the first minute and an addition rate for each subsequent minute thereafter. A variety of service options are available including calling cards, Personal Secretary, Smart Call services and business line 800.

Electrical Service

Electrical services are provided in the Yucca Valley area by Southern California Edison (SCE). By choosing energy-efficient appliances for their homes, Yucca Valley residents can save money and energy while helping the environment by conserving resources. Without subscribing to the various energy efficient rebate programs, residents can expect to pay a \$.10 per day consumption charge, along with less than \$.15 per KWH.

It is important to provide cost-effective electrical power in the community in order to attract residents and businesses alike. The cost of electricity can have a substantial impact on businesses, and its affordability through reasonable rates and energy conservation incentives is essential to the continued growth of the Yucca Valley commercial center.

Exhibit VI-2 shows the location of major electricity transmission lines which service the Yucca Valley area. As of 1994, there were two 115 kilovolt lines which ran through the area, serving both as primary and emergency back-up lines. The first line runs along the Twentynine Palms Highway and converges with the more southerly line to the west at the Devers Substation near Desert Hot Springs, and to the east at the Hi-Desert Substation, located in Twentynine Palms.

Cable Television

In the Yucca Valley area in 1995, Century Communication offered a wide variety of television channels including premium channels and pay-per-view. Century Communication supplies materials for in-home wiring and underground conduit at no cost during construction of housing tracts and apartment complexes. During the past few years, cable television has expanded, offering home shopping networks and other interactive services that will continue to expand and play a larger role in communities throughout the Yucca Valley area. Century Communication is currently

(1995) installing fiber optic cable, which will be able to

provide a much wider variety of programming and interactivity.

Solid Waste Disposal Service

Solid waste in the community is primarily handled by Hi-Desert Disposal, which offers both residential and commercial services, with pick-up provided once a week.

Hi-Desert Disposal offers special services for customers that produce large levels of waste; such as, restaurants which generally require a minimum of two pick-up per month. This cost effective and efficient service is essential in assuring use by residents, and a clean, trash-free community. All of the trash collected in the Town of Yucca Valley is distributed between the Landers and Morongo Valley Landfills.

Recycling Service and AB 939

Hi-Desert Recycling, a state certified recycling center, is located at 55525 Yucca Trail in the Town of Yucca Valley, and recycles glass, plastic, aluminum, tin and newspapers. They offer pick-up for large loads of recyclable material, but do not offer weekly or monthly residential pick up. The company also buys non-ferrous scrap metal and will take newspapers and tin to recycle at no cost to the resident.

In 1993, it was estimated that each month the Hi-Desert Recycling Center took in about twenty tons of aluminum, fifteen to twenty tons of glass, two tons of plastic and a large amount of newspaper¹¹.

The continued recycling effort of the community is essential in extending the life of the existing and limited landfills, and providing opportunities for the manufacturing of new products from the recycled materials. In 1989, the State of California passed Assembly Bill 939 (AB 939) which requires that every city and county in California implement programs to recycle, reduce at the source and compost (RSC) 25% of their solid waste by the year 1995 and 50% by the year 2000. In 1992, the Town of Yucca Valley initiated the Source Reduction and Recycling Element (SRRE), which was the first step in coordinating with Hi-Desert Disposal and Hi-Desert Recycling to meet the requirements of AB 939.

FUTURE DIRECTIONS

The provision of all of the services addressed in this Element has a direct impact on the economic strength of the community. Future land use patterns will generate a greater need for services, and it is imperative to manage growth so

that demand for these services does not exceed the total available supply and/or capacity.

The provision of water, energy and other services must be planned to accommodate present and anticipated needs, and will play a major role in determining the location, intensity, and timing of future development. The availability of sewer and water connections, and the availability of water from the State Water Project will have an impact upon future development.

The Town shall continue to develop a close and integral relationship with the various providers of public utility services. This requires that the Town establish and maintain close contacts and coordination to assure that current and future demands are met. The involvement of the Hi-Desert Water District, Southern California Edison, Southern California Gas and other providers in the development planning and review process will help to assure this close coordination.

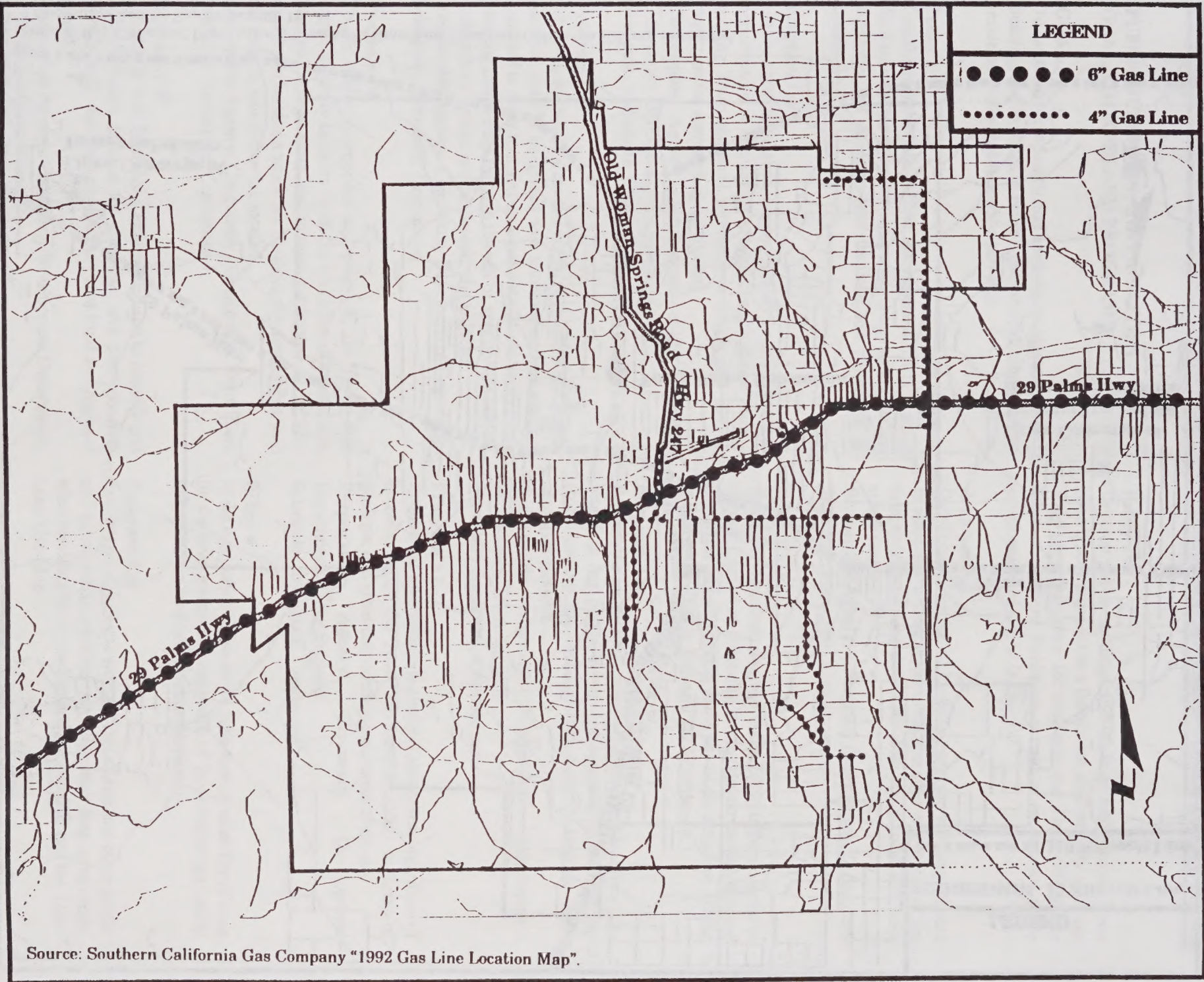
FUTURE DIRECTIONS

Although public facilities are built to accommodate present and anticipated needs, some (most notably water, sewer, and electricity) play a major role in determining the location, intensity, and timing of future development. Each year, local governmental agencies (including counties, school districts, and special districts) planning the construction of capital facilities must submit a list to the planning agency (Government Code 65401) of proposed projects which they would like implemented¹². In the case of the Town, the planning agency with jurisdiction must then review the projects for conformity with the General Plan.

The development and implementation of a CIP would project annual expenditures for acquisition, construction, rehabilitation, and replacement of public buildings and facilities such as streets, street lights, parks, police and fire facilities, and other public facilities and buildings.

11. Hi-Desert Recycling General Manager Yucca Valley, personal communication September 29, 1993

12 Office Planning and Research, State of California General Plan Guidelines, Sacramento, California, June 1987, Page 176-177.



Source: Southern California Gas Company "1992 Gas Line Location Map".

Locations of Major Gas Lines
in the Town of Yucca Valley

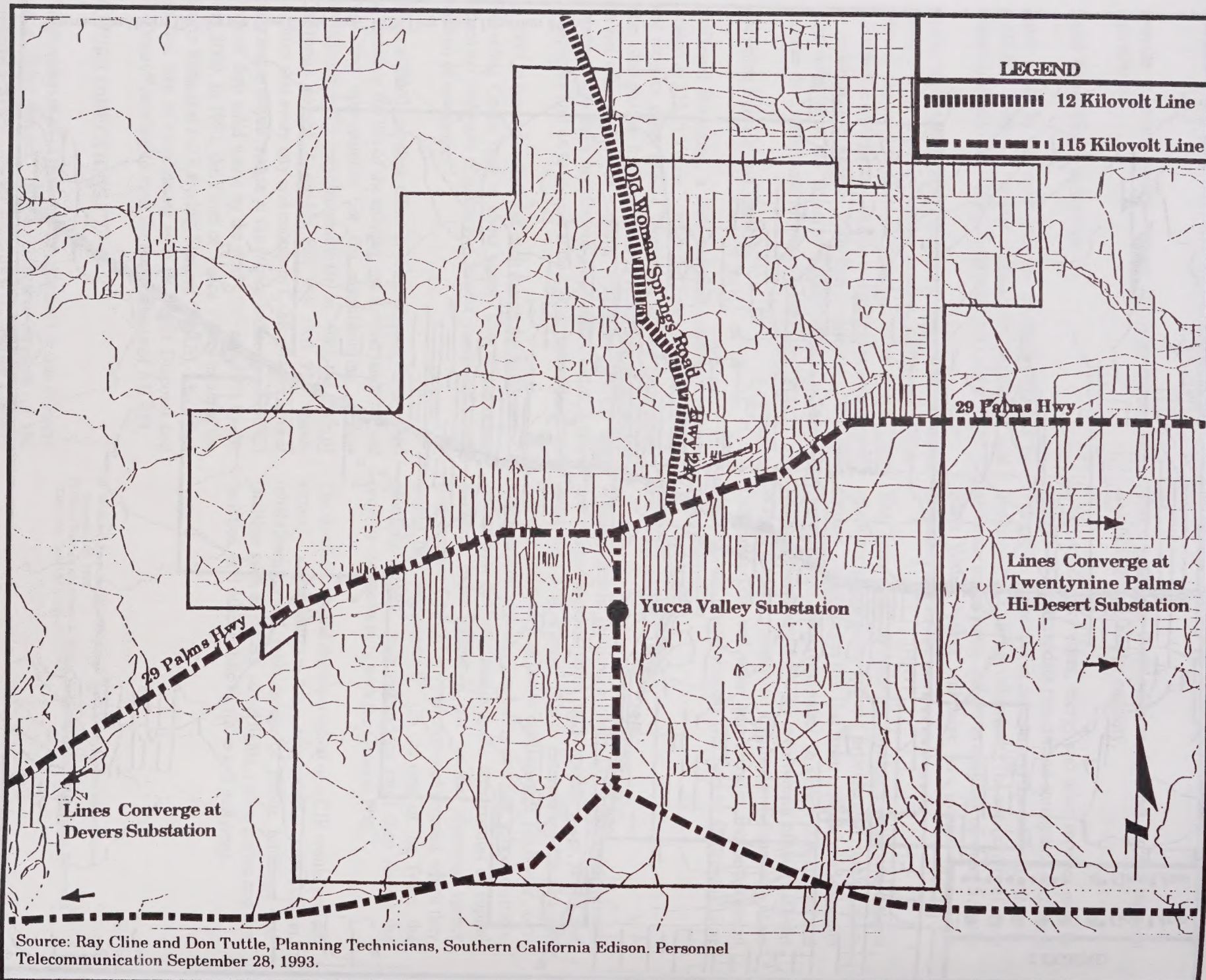
Exhibit

VI-1

Locations of Major Electricity
Lines in the Town of Yucca Valley

VI-2

Exhibit



PUBLIC BUILDINGS AND FACILITIES GOAL, POLICIES AND PROGRAMS

GOAL

To assure the compatible and aesthetic integration of public buildings and facilities in order to provide existing and future residents with adequate public services.

Policy 1

Coordinate with public utilities and special districts to assure the least intrusive and most compatible integration of related buildings and facilities into the land use pattern of the community.

Program 1.A

Utility companies shall be encouraged to involve citizen participation in the siting of proposed facilities prior to seeking Town approval for facilities which may have an impact on the surrounding community.

Responsible Agency: Appropriate utility companies; Community Development Department

Schedule: Immediate; Continuous.

Program 1.B

All new maintenance areas and utility substations and similar facilities shall be integrated with surrounding land uses and regulated in order to maintain a compatible and aesthetically pleasing community through the use of appropriate buffers, architectural design and landscape, and signage.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Program 1.C

To the extent appropriate and practical, the Town shall require all utility facilities (with the exception of substations, outdoor storage areas and pumping stations) to be fully enclosed in buildings which are aesthetically compatible with the areas in which they are located.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Program 1.D

Coordinate with Southern California Edison to identify and estimate future demand for electricity and corresponding electric utility facilities required to serve local and regional growth.

Responsible Agency: Community Development Department; Southern California Edison

Schedule: Immediate; Continuous.

Policy 2

Develop public buildings and facilities which house Town government activities in a functional, aesthetically pleasing, and convenient place for residents and Town officials to conduct business. Public art should be encouraged in the development of public facilities.

Program 2.A

Design guidelines for all Town government buildings should be developed to assure consistency in style and to ensure the integration of those structures with the natural and built environment.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Policy 3

Require critical structures within the Town to be designed to remain functional following the maximum earthquake and associated ground shaking at the site of the structure. (Refer to the Seismic Safety Element for more details.)

Program 3.A

Restrict the location of critical structures and facilities (i.e., hospitals, fire, police, airport and communication facilities) from geologically and hydrologically hazardous areas whenever possible.

Responsible Agency: Community Development Department; Town Engineer

Schedule: Immediate; Continuous.

Program 3.B

Require that all proposals for critical structures, regardless of location within the Town, demonstrate safety in terms of geologic and other engineering conditions of the site.

Responsible Agency: Community Development Department; Town Engineer

Schedule: Immediate; Continuous.

Policy 4

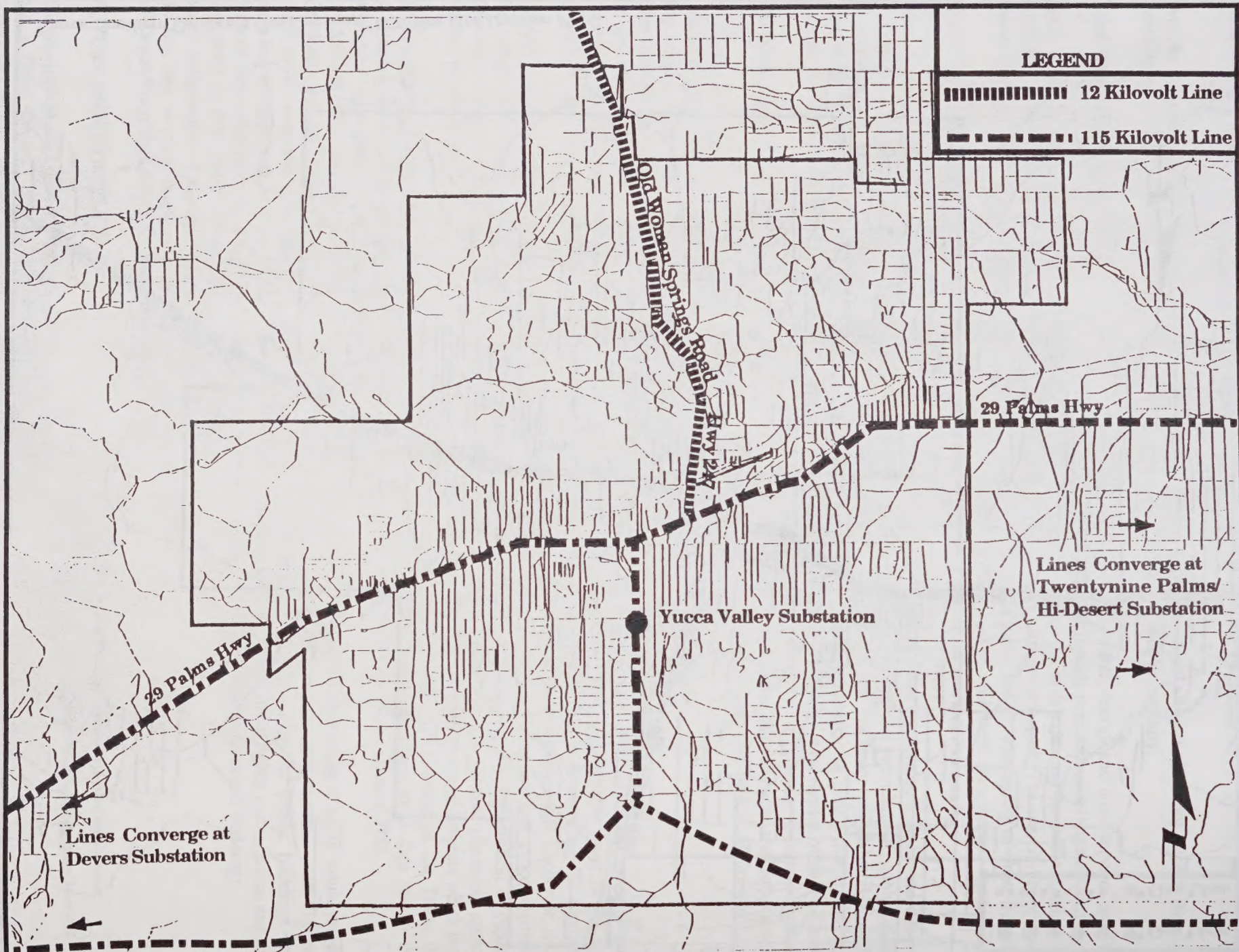
Make every effort to assure the long-term availability of sites for the development and expansion of Town buildings, utility infrastructure, and other public facilities.

Program 4.A

Confer and coordinate with public utilities and other public and quasi-public agencies regarding their long term needs, when periodically reviewing land use patterns and the Town Land Use Map.

Responsible Agency: Community Development Dept; public and quasi-public agencies serving the Town

Locations of Major Electricity
Lines in the Town of Yucca Valley



Source: Ray Cline and Don Tuttle, Planning Technicians, Southern California Edison. Personnel
Telecommunication September 28, 1993.

PUBLIC BUILDINGS AND FACILITIES GOAL, POLICIES AND PROGRAMS

GOAL

To assure the compatible and aesthetic integration of public buildings and facilities in order to provide existing and future residents with adequate public services.

Policy 1

Coordinate with public utilities and special districts to assure the least intrusive and most compatible integration of related buildings and facilities into the land use pattern of the community.

Program 1.A

Utility companies shall be encouraged to involve citizen participation in the siting of proposed facilities prior to seeking Town approval for facilities which may have an impact on the surrounding community.

Responsible Agency: Appropriate utility companies; Community Development Department

Schedule: Immediate; Continuous.

Program 1.B

All new maintenance areas and utility substations and similar facilities shall be integrated with surrounding land uses and regulated in order to maintain a compatible and aesthetically pleasing community through the use of appropriate buffers, architectural design and landscape, and signage.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Program 1.C

To the extent appropriate and practical, the Town shall require all utility facilities (with the exception of substations, outdoor storage areas and pumping stations) to be fully enclosed in buildings which are aesthetically compatible with the areas in which they are located.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Program 1.D

Coordinate with Southern California Edison to identify and estimate future demand for electricity and corresponding electric utility facilities required to serve local and regional growth.

Responsible Agency: Community Development Department; Southern California Edison

Schedule: Immediate; Continuous.

Policy 2

Develop public buildings and facilities which house Town government activities in a functional, aesthetically pleasing, and convenient place for residents and Town officials to conduct business. Public art should be encouraged in the development of public facilities.

Program 2.A

Design guidelines for all Town government buildings should be developed to assure consistency in style and to ensure the integration of those structures with the natural and built environment.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Policy 3

Require critical structures within the Town to be designed to remain functional following the maximum earthquake and associated ground shaking at the site of the structure. (Refer to the Seismic Safety Element for more details.)

Program 3.A

Restrict the location of critical structures and facilities (i.e., hospitals, fire, police, airport and communication facilities) from geologically and hydrologically hazardous areas whenever possible.

Responsible Agency: Community Development Department; Town Engineer

Schedule: Immediate; Continuous.

Program 3.B

Require that all proposals for critical structures, regardless of location within the Town, demonstrate safety in terms of geologic and other engineering conditions of the site.

Responsible Agency: Community Development Department; Town Engineer

Schedule: Immediate; Continuous.

Policy 4

Make every effort to assure the long-term availability of sites for the development and expansion of Town buildings, utility infrastructure, and other public facilities.

Program 4.A

Confer and coordinate with public utilities and other public and quasi-public agencies regarding their long term needs, when periodically reviewing land use patterns and the Town Land Use Map.

Responsible Agency: Community Development Dept; public and quasi-public agencies serving the Town

Schedule: 1995-1996; every five years.

Policy 5

Investigate the feasibility of preparing a Capital Improvement Plan to replace the yearly evaluation of proposed Capital Improvement Projects.

Program 5.A

Carefully assess, and if appropriate implement the preparation of a Master Capital Improvement Program to be drafted a minimum of once every five years.

Responsible Agency: Town Council; Town Manager; All Town Departments

Schedule: 1995-1996; Minimum once every five years.

Policy 6

The Town of Yucca Valley recognizes and supports the Yucca Valley Airport facilities as important and essential facilities during normal operations and in times of local emergencies.

Program 6.A

Confer and cooperate with the Airport District to create programs which will help the Yucca Valley Airport provide assistance and possible essential services in the event of major emergencies.

Responsible Agency: Yucca Valley Airport District; Community Development Department

Schedule: 1995-1996; Continuous.

PUBLIC UTILITIES

GOAL, POLICIES AND PROGRAMS

GOAL

A full range of public utilities and related services in the Town of Yucca Valley that provide for the immediate and long-term needs of the entire community.

Policy 1

Assure the provision of adequate public utility services and facilities for all residents within the community

Program 1.A

Coordinate with all utility/infrastructure service providers to assure the minimal impacts to the environment and the community, and to assure adequate service for all proposed development.

Responsible Agency: Community Development Department; Utility Purveyors

Schedule: Immediate; Continuous

Policy 2

Assure the timely and cost-effective expansion and extension of services that complement community development.

Program 2.A

Coordinate developer financing with the Town's Capital Improvement Program to ensure adequate capacity of services and facilities for future growth.

Responsible Agency: Community Development Department; Utility Purveyors

Schedule: Continuous

Program 2.B

Confer and coordinate with appropriate agencies in the evaluation of infrastructure capacity and needed improvements as part of the Town's growth management.

Responsible Agency: Community Development Department; Utility Purveyors

Schedule: Continuous

Policy 3

Confer and cooperate with the Hi-Desert Water District to assure an adequate water system for existing and future development and maintain an adequate reserve of water in storage facilities.

Program 3.A

Confer and cooperate with the Hi-Desert Water District to update a contingency plan for potential water shortages including ground water management, locations for additional storage facilities and water conservation programs.

Responsible Agency: Community Development Department; Hi-Desert Water District

Schedule: Immediate; Continuous

Policy 4

Confer and cooperate with the Hi-Desert Water District in determining need and developing long-term plans for the construction of a waste water treatment plant and sewer collection system to provide long-term protection of the vital groundwater basin.

Program 4.A

Confer and cooperate with the Hi-Desert Water District in assuring that if the waste water treatment plant is established, new development shall interconnect and pay the fair share of development or expansion and operating costs.

Responsible Agency: Community Development Department; Hi-Desert Water District

Schedule: Continuous

Policy 5

Confer and coordinate with all utility purveyors in the planning, designing and sating of distribution and supporting facilities to assure the timely expansion of services in a manner which minimizes environmental impacts and disturbance of existing improvements

Program 5.A

Confer and coordinate with SCE and Southern California Gas to monitor all excavation work to protect underground utilities, and require that all development which may inhibit access to existing lines relocate lines per SCE and Southern California Gas standards.

Responsible Agency: Community Development Department; Southern California Edison; Southern California Gas Company

Schedule: Continuous

Policy 6

Implement AB 939 through the Source Reduction and Recycling Element (SRRE) and make every effort to reduce 25% of its solid waste by 1995, and 50% by the year 2000.

Program 6.A

Confer and cooperate with the Hi-Desert Recycling center and Hi-Desert Disposal in the development of procedures and distribution of information which encourages recycling of paper, glass, aluminum, and other metal materials.

Responsible Agency: Community Development Department; Hi-Desert Recycling Center; Hi-Desert Disposal

Schedule: 1995-1996; Continuous

Policy 7

The development of utility facilities shall be coordinated through and comply with all development standards of the General Plan and Zoning Ordinance.

Program 7.A

The consolidation of underground utility lines and other subsurface transmission facilities shall be encouraged as a means of limiting the impact of these facilities on the disruption of traffic and roadways.

Responsible Agency: Community Development Department; Southern California Edison; and other appropriate Utility Purveyors

Schedule: Continuous

Program 7.B

The shared use of major transmission corridors, where feasible, and other appropriate measures shall be encouraged as a means of preserving the aesthetic resources of the Town,

and to lessen the visual impacts of such development.

Responsible Agency: Community Development Department; all applicable Utility Purveyors

Schedule: Continuous

Policy 8

Confer and coordinate with the Southern California Edison and Southern California Gas Companies on the future provision of vehicle recharge and compressed natural gas (CNG) stations, respectively, in the Town.

Program 8.A

Shall regularly confer and coordinate with Southern California Edison and Southern California Gas on the training, long-term planning and eventual development of vehicle recharge and refilling stations as the vehicular demand for their respective "fuels" dictate.

Responsible Agency: Community Development Department; Southern California Edison; Southern California Gas Company

Schedule: Annual consultation; Future program develop

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ARTS, CULTURE, AND HUMANITIES ELEMENT

PURPOSE

The Arts, Culture and Humanities Element sets forth policies and programs that maximize the role the Town can play in encouraging and supporting the cultural development of the community. In addition to the direct support given to Town-sponsored activities and facilities, the Town can also play an important role in helping to encourage and enhance the activities of public and private non-profit enterprises supporting the arts. The purpose and intent of this involvement is to encourage a better understanding of the cultural environment in Yucca Valley.

BACKGROUND

Directly related Elements include the Cultural Resources Element, which conveys the past cultural traditions of the Native Americans and early settlers. The Open Space, Mineral, Energy and Conservation Element reflects the high degree of importance the community places upon its rural character and open and wild lands, including the Joshua Tree National Park and other natural resources in and near Yucca Valley. In addition, the Schools and Libraries Element addresses these vital institutions and facilities that are the principle vehicles for the transmission of art and cultural traditions to young residents. The Parks, Recreation, and Trails Element plays an essential role in providing facilities and coordinated activities for sport and recreation. Also, the Biological Resources Element recognizes the community's dedication to the preservation of wildlife and habitat as the reason many have chosen to live in the Yucca Valley community.

As a source of cultural and artistic tradition, the Town of Yucca Valley and the Morongo Basin have a long and interesting history of human culture to draw upon, extending from the seasonal villages and camps of pre-Colombian Indians, with their rock art and pottery, to the modern town with state-of-the-art technologies and communications systems. Today those living in Yucca Valley encompass a wide range of artistic appreciation and cultural diversity with common roots and shared values. In an essential way, this tradition and modern cultural sensitivity of the community is formed more than every by the natural environment and our awareness of it. From this rich source of nourishment and inspiration the Town forms its cultural and artistic foundations.

Beginnings and Opportunities for cultural and Artistic Expressions and Appreciation

The Town is fortunate in that it has existing facilities and institutions not found in much larger communities, to serve as the basis from which to spawn cultural and artistic enrichment, throughout the community and well beyond. The following discussion briefly describes the cultural and artistic resources currently (1994) available within the community.

The Hi-Desert Nature Museum is located within the civic center complex, just north of Highway 62, and is owned and operated by the Town of Yucca Valley. The museum is housed in a 5,313 square foot building, providing three exhibit areas, including a collection of live desert fauna, such as spiders, scorpions, snakes and small rodents. While the museum's current focus is on wildlife, it also provides space for native American crafts, fine arts and photographs as an essential part of current and future exhibits.

The Museum staff is actively working on plans to expand the facility in order to provide more extensive natural history exhibits, which will display native and settler cultures, Yucca Valley ecology exhibits, and earthquake exhibits. Planned additional exhibit space would also allow the museum to hold shows of local artists using various media, ranging from oil and acrylic paintings, watercolors and prints, to sculpture and textiles. In the future, the museum may also become host to regular musical events. The use of the public access channel on the local cable system to promote museum activities, would also enhance the community's use of this valuable resource.

Hi-Desert Museum Association

The Hi-Desert Museum Association is a 501(c)(3) private, non-profit corporation established in the 1970s. Its specific objectives are (1) to lend support and to promote interest in the Hi-Desert Nature Museum, (2) to receive, administer and disburse funds and property for charitable, scientific, literary or educational purposes, and (3) to cooperate and work with the Town of Yucca Valley's Hi-Desert Nature Museum.

Originally established to preserve local historical and cultural artifacts for local display and exhibition, the Museum Association gave birth to, and is a major benefactor of the museum, providing funding and volunteers that support

operations, and through major loans of artifacts and exhibits. The Museum Association also owns the Desert Christ Park, which includes monumental sculptures by Antone Martin (Also see Archaeological and Historic Resources Element). This facility has the potential to serve as an important venue for future cultural events, and currently hosts the *Desert Festival of the Arts* sponsored by the Museum Association.

Pioneertown

Located just northwest of the town limits, Pioneertown has been selected by movie and television producers as the archetypal site representing the old west. It has been the scene of classic westerns and continues to attract visitors and residents alike to the Town, with its example of western tradition.

Copper Mountain College and the Copper Mountain Symphony

Copper Mountain College, located in Joshua Tree, provides a wide range of educational experiences for residents of the Town of Yucca Valley and the Morongo Basin. The college art department is one of its largest, and allows students to take one or several courses. *The Copper Mountain Symphony Orchestra* is based at the college and performs chamber and symphonic music on various occasions throughout the year.

Hi-Desert Playhouse

The Hi-Desert Playhouse is a 179 seat theater located in Joshua Tree, which puts on performances and workshops throughout the year. In addition to the average of five musical and non-musical productions put on each year, the playhouse has guest artists performing throughout the year. The playhouse is also home to the weekly Repertory Theater Workshops, and summer programs that include two children's workshops and the Summer Youth Theater, where young people are engaged in all aspects of the theater arts.

Also associated with the *Hi-Desert Playhouse* is the *Hi-Chaparral Art Association*, housed at Guild Hall, on the playhouse property. This art association holds weekly workshops and sponsors arts and crafts fairs in October and May, which focus on the fine arts and crafts. A juried fine arts show is also held in May.

Yucca Valley and the Morongo Basin are home to a broad range of artistic talent working in all the major media and styles. These range from painters of the old west and desert landscape and water colorists, to those working in pure abstraction in graphic arts and sculpture. *The Yucca Valley*

Art Association is another local group that supports and shows the works of local artists with monthly meetings, workshops and juried shows. In addition, there are more local art galleries opening in the area, and enthusiasts are traveling into the Morongo Basin to see and buy the works of many of the area's artists.

Frank Lloyd Wright and the Institute of Mentalphysics

An outstanding example of one of this country's and the world's greatest architects is the *Institute of Mentalphysics*, portions are attributed to Frank Lloyd Wright Jr., School and the Phoenix Group. While the institute is focused on the study of theological matters, metaphysics and worship, the facilities are accessible to all residents of the community, and offer an inspirational look at the work of one of this century's most important architects.

Film and Movie Theaters

Currently (1995) there is one walk-in theater. Films are important and generally affordable forms of entertainment that should be an integral part of the community's culture and entertainment. An effort should be made to attract a multiplex theater back to the community.

Amphitheater and Outdoor Events

There is widespread recognition of the desirability of constructing an outdoor venue for musical and stage performances. The concept of an amphitheater and possible locations have been discussed. It is envisioned that such a facility would be available year-round for daytime performances in the cooler months and evening performances during the summer. As a place for picnics and the enjoyment of music and theater, an amphitheater could be cost-effectively developed to allow large audiences to enjoy concerts ranging from bluegrass to classical music, and from local theater to Shakespeare.

Grubstake Days and Great Vibrations

Celebrations of old and new traditions are exemplified in the *Grubstake Days* and *Great Vibrations*, respectively, which are held annually in the town of Yucca Valley (Please see Parks, Recreation, and Trails Element for site location of Grubstake Days and Great Vibrations). *Grubstake Days* is held every Memorial Day weekend in May, and pays homage to the pioneering spirit and independence of early European settlers. Celebration include parades, fairs and festivals, barbecues and rodeos. *Great Vibrations* is a celebration of

nature and the resilience of the residents of Yucca Valley. This festival, and celebration of the arts, reaffirms the strength of the community and its cohesion and interdependence. The continuation of these and other similar events further reinforce the common ground and history that bind and unify the residents' possessive sense of community.

Land Use Planning as a Strategy for Cultural Resource Preservation

It has consistently been emphasized that the rural life-style of the community, and the close association residents of Yucca Valley have with wildlife and the environment, are integral parts of the community's culture and traditions. The development of the General Plan Land Use maps has been based on several essential values embraced by the community. These include the desire to preserve open spaces, to be sensitive to and assure the long-term enjoyment of wildlands and wildlife, and to preserve and protect the cultural heritage of those inhabitants who lived here long before European settlers. The Land Use Plan takes these and other special concerns into account and will play an active role in preserving these community assets for generations to come.

The preservation of wildlife, and conservation and assurance of access to open spaces and wildlands, are essential parts of the cultural inheritance of Yucca Valley. The inspiration gained from the closeness with which residents live with wildlife has enhanced appreciation for these valuable resources.

Art in Public Places

Another important opportunity to express and strengthen the cultural cohesion of the community, is through the placement of art in public places. In the broadest sense, and consistent with the themes of a rural community that values its natural places, public art can range from the use of landscaping along major roadways, reflecting the surrounding rocky canyons and Joshua woodland, to the more conventional application of this concept, which includes placement of man-made monumental sculpture on public lands, or within the rights-of-way of major roadways.

FUTURE DIRECTIONS

There are several vehicles available to implement the Arts, Culture and Humanities Element, including the integration of related considerations into the Master Parks Plan being developed by the Community Services Commission and Community Services staff. In addition, as discussed below, the Town may wish to consider the development of a Yucca

Valley Cultural Master Plan, which would provide a coordinated approach to making the community aware of its cultural heritage, and to establish plans for facilities, activities and events that would broaden the artistic and cultural life of the community.

Therefore, the Town of Yucca Valley should consider the preparation of a Cultural Master Plan. This plan would identify specific projects, including; the expansion of the Hi-Desert Museum, development of an amphitheater, expanding on and encouraging additional events and fairs, and the support of artists and crafts people through shows at various Town facilities, and elsewhere throughout the community. The Plan would also include strategies for coordination and cooperation with such groups as the Hi-Desert Playhouse, Copper Mountain Symphony and others to maximize their support and to avoid conflicting events to the extent practical.

ARTS AND CULTURE GOALS, POLICIES AND PROGRAMS

GOAL 1

The development and prospering of the arts and culture of the Town of Yucca Valley, and enhanced access to these amenities for all residents through Town and private efforts and participation.

GOAL 2

To further enhance the sense of character and identification in the Town of Yucca Valley, through cultural events, and the development of all aspects of the arts.

Policy 1

The artistic and cultural heritage of Yucca Valley shall be enhanced through efforts to expand the available venues for fine arts and crafts, as well as music and other performance arts.

Program 1.A

Study the feasibility of developing additional exhibition space at the Museum and at other Town buildings.

Responsible Agency: Community Services Department and Community Services Commission

Schedule: 1995-1996.

Program 1.B

Study the feasibility of construction an outdoor amphitheater for musicals, plays and other performing arts. If determined feasible, this facility should be integrated into the Cultural

Master Plan and coordinated with the Parks Master Plan.
Responsible Agency: Community Services Department and Community Services Commission
Schedule: 1995-1996.

Policy 2
Continue to take an active role in sponsoring cultural events and exhibitions throughout the community.

Program 2.A
Encourage continuation of the Great Vibrations and Grubstake festivals as annual celebrations of the forces of nature and the power of renewal of the human spirit through the display of the fine arts, musical performances and other culture and life-affirming activities.
Responsible Agency: Community Services Department and Community Services Commission
Schedule: Immediate, Continuous.

Program 2.B
The artistic and cultural heritage of the community shall be progressively integrated into factual and promotional information which shall be developed and distributed by the Town of Yucca Valley.
Responsible Agency: Community Services Department and Community Services Commission
Schedule: 1995-1996.

Policy 3
Shall develop a Cultural Master Plan that coordinates and maximizes the town's resources in supporting the arts and culture of the community.

Program 3.A
Bring together a committee comprised of representatives of the Community Services Commission, Museum staff, representatives of the Museum Association, and other artistic and cultural leaders, to prepare and submit a Cultural Master Plan to the Town Council
Responsible Agency: Community Services Department and Community Services Commission
Schedule: 1995-1996.

Policy 4
Pro-actively demonstrate support for its rural desert heritage through the integration of indigenous landscape materials and themes into major roadway streetscape treatments, with the possible expansion to place art in public places.

Program 4.A
Adopt landscape architectural guidelines for major roadways

that include the use of large boulders, and indigenous and other drought tolerant planting materials.
Responsible Agency: Community Services Department and Community Services Commission
Schedule: 1995-1996.

Program 4.B
Investigate the development of funding mechanisms to finance the commissioning of sculpture, monumental rock work and other artistic creations, that are suitable for placement in public parks and rights-of-way.
Responsible Agency: Community Services Department and Community Services Commission
Schedule: 1995-1996.

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TOWN OF YUCCA VALLEY

COMPREHENSIVE GENERAL PLAN

CHAPTER VII

GLOSSARY

GLOSSARY

ADT	Average Daily Trips. The total volume of traffic on a given road averaged over a 24-hour period.
Air Basin	A large region that shares a common geographical area and atmospheric interaction. The boundaries of an air basin are generally mountains, hills, or bodies of water.
Air Pollution Emissions	Discharges into the atmosphere, usually described in weight per unit of time for a given pollutant.
Alluvium	Soil, sand, gravel, or similar material deposited by running water, sometimes miles from its source.
Alquist-Priolo Special Studies Zone	Zones established under the California Alquist-Priolo Special Studies Act, which define potentially and/or recently active earthquake faults which could be hazardous to structures in the event of surface faulting or fault creep.
AQMP	Air Quality Management Plan. A plan to achieve and maintain ambient air quality standards in jurisdictions designated by the state legislature.
Aquifer	A geologic formation which stores, transmits and yields significant quantities of water to wells and springs.
Arterial Highway	A four lane divided highway for through traffic to which access from abutting properties is kept to a minimum. Minimum right-of-way shall be 100 to 104 feet.
Bikeway	Designated facilities classified, and specifically designated, constructed and intended for the use of bicycle travel.
Blowsand	An environmental condition in which quantities of sand are blown in the wind. This condition may occur in areas of loose sand or sandy loam soils and strong prevailing winds.
Buffers	Land uses which protect public safety and provide sufficient distance and barriers between incompatible land uses by lessening the effects of noise, dust, vibration, visual blight, or other impacts caused by a particular land use.
CDBG	Community Development Block Grant. Federal allocation of funds to a jurisdiction for discretionary disbursement, generally utilized for local community development projects.
CEQA	California Environmental Quality Act. State legislation adopted in 1970 which ensures the protection of the environment. This legislation also required California governmental agencies at all levels to develop standards and procedures necessary to protect the environmental quality of their jurisdiction.

CNEL	Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24 hour period, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m., and after addition of 10 decibels to sound levels before 7 a.m. and after 10 p.m.
Cogeneration	The process of generating electricity using waste heat from an industrial, commercial, or manufacturing process.
Collector Roadway	A four lane street which is intended to serve intensive residential land use, or to convey traffic through a subdivision to roads of equal or greater capacity. Minimum right-of-way is 80 feet.
Conservation	The management of natural resources to prevent waste, destruction, or neglect.
Contiguous Development	Development which is adjacent to already existing development, even if separated by roads, streets, utility easements, and railroad rights-of-way.
dbA	A-weighted Sound Level. The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighted filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear, and gives good correlation with subjective reactions to noise.
Design Criteria	Specific standards and regulations which guide the design of a project.
Development Code	A collection of development standards, regulations, guidelines and procedures which are keyed to zoning/land uses designations and individual land uses.
Earthquake	A shaking or trembling of the earth's crust that is volcanic or tectonic in nature.
EIR	Environmental Impact Report. An informational document used in the decision-making process which identifies the effects of a proposed project or activity on the natural and man-made environments. It must be prepared in accordance with the California Environmental Quality Act, and must address nine mandatory issues: project description, environmental setting, adverse environmental effects, short and long term use, irreversible environmental changes, growth inducement, alternatives to the project, and natural and human environmental resources.
Endangered Species	A species or subspecies of bird, mammal, fish, amphibian, reptile or invertebrate for which the prospects of survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition or disease.
Fault	A fracture in the earth's crust forming a boundary between rock masses that have shifted.
Fault Hazard Zone	A designated area of possible fault movement.
Fuel Modification Program	A fire prevention program for those developable areas surrounded by natural open space. The program should include the graduated decreases in native plant densities and

the substitution of fire-resistant plants near development areas. The pattern of vegetation removal and introduction of new vegetation should be consistent with wildlife habitat conservation, thus minimizing impacts to the biological composition of the area. Provisions for continued maintenance should also be developed and implemented.

Fire Response Time The amount of time it takes for the fire department to respond to a first alarm fire.

Floodplain The land areas that are subject to flooding from the 100 year flood, but not including the actual floodway.

Floodway The channel of a river or other watercourse and adjacent land areas necessary to discharge the waters from the 100 year flood without increasing the water surface elevation of that flood more than one foot at any point.

Freeway A highway upon which the abutter's right of access is controlled and which provides separated grades at intersecting streets.

General Plan Road Any road indicated in the Circulation Element of the General Plan.

Geothermal Resources The natural heat of the earth, the energy in whatever form below the surface of the earth present in, resulting from, created by, or from which may be extracted natural heat, and all minerals in solution or other products in whatever form obtained from naturally heated fluids, brine, associated gases and steam, excluding oil, hydrocarbon gas or other hydrocarbon substances.

Goal An expression of a general, ultimate ideal to be sought. It reflects basic community values and establishes the emphasis for formulating objectives, policies and implementation measures. They are general, often timeless, and do not lend themselves to measurement.

Ground Rupture A break in the ground's surface resulting from the movement of a fault.

Groundshaking Zone A designated area that can be expected to experience a groundshaking intensity during a maximum probable "design" earthquake.

Groundwater Subsurface or underground water resource.

Hazardous Waste A waste or combination of wastes, which because of its quantity, concentration or physical, chemical or infectious characteristics poses a substantial present or potential hazard to human health or environment.

High Fire Hazard Areas An area where, due to slope, fuel, weather or other fire-related condition, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Highway Six lane highways designed to serve through traffic and high intensity urban land uses, with restricted access from abutting properties. Rights-of-way vary from 110 to 130 feet.

Historic Important, significant, famous or decisive in history.

Implementation Strategies	Measures developed from policies and programs which extend and elaborate actions to be taken to help assure desired ends. Also define implementation schedule, funding sources and responsible staff.
Infilling	The building out or completion of development of an area before starting development of adjacent undeveloped lands.
Infrastructure	The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, etc.
LAFCO	Local Agency Formation Commission. A State agency with the responsibility and authority to approve or deny (with or without modification) all proposals for the establishment (incorporation) of cities and special districts, reorganization or dislocation of them, and/or proposals to annex. The LAFCO must also establish a sphere of influence for cities and special districts.
Land Use Category	The classification which identifies allowable land uses for a project site, based upon the availability of public services and facilities, the adequacy of the circulation system and surrounding area development.
Landfill	A system of trash and garbage disposal in which waste is buried between layers of earth to build up low-lying land.
Ldn	Day- night sound level.
Leach Field	That portion of the septic tank system which disperses dissolved waste products into the surrounding soil.
Liquefaction	A temporary fluid condition in water-saturated loose sandy soil caused by shock, such as an earthquake. It can cause serious soil settlement, slumping, or failure of structure foundations.
Mitigation	The lessening or elimination of the impacts of an action or project through changes in the proposed action or project, or the undertaking of additional measures.
NEPA	National Environmental Protection Act. Federal legislation passed in 1969 insuring that Federal actions are not going to lessen environmental quality. This legislation also required public agencies to consider the environmental costs of their actions and provide full disclosure of environmental effects for public review and comment.
Noise Contour	A line on and passing through points exposed to the same sound level. Contours form bands of varying widths centering around a noise source.
Noise Impacted Area	The noise impact area, in square statute miles, is the total land area within the noise impact boundary less area deemed to have a compatible land use.
One Hundred Year Floodplain	The land areas that are subject to flooding from a flood caused by a storm with the statistical likelihood of occurring once in a hundred year time span.

Open Space	Land or water which is essentially unimproved.
Overdraft	The condition of a groundwater basin where the amount of water withdrawn by pumping exceeds the amount of water replenishing the basin.
Paleontology	A science that deals with the life of past geologic periods and is based on the study of fossil remains of plants or animals.
Percolation Test	Test of a soil's ability to absorb and permit seepage of sewage effluent.
Physical Constraint	A physical feature or characteristic of land which prevents or limits the development of that land.
Policy	A statement which sets forth guidelines for future action.
Prehistoric	Relating to times pre-dating written history.
Program	Series of tasks designed to implement policies set forth in the General Plan.
Rare Species	A species or subspecies of bird, mammal, fish, amphibian, reptile or invertebrate that, although not presently threatened with extinction, is in such small numbers throughout its range that it may be endangered if its environment worsens.
Reclamation	The combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and creates no danger to public health and safety.
Redevelopment Agency	An agency comprised of City staff and/or elected officials, to supervise and allocate funds for the improvement of blighted or otherwise run-down areas of the City.
Retrofitting	Supplying an existing building or facility with new equipment, parts, or features, usually in an effort to improve the efficiency of energy use.
Rights-of-way	The entire width of property for the use of highways, flood and drainage works, overhead and underground utilities, or any related improvements.
Road Alignment	The location of a road in relation to other roads such that they form a connected circulation system.
RSA	Regional Statistical Area. A group of census tracts or districts used for economic analysis.
San Bag	San Bernardino Associated Governments. An Association of local governments that have jurisdiction within the San Bernardino County.
SCAG	The Southern California Association of Governments. An association of cities providing regional demographic and legislative information for the Southern California area.

Scenic Corridor	The land area outside of the highway right-of-way within the line of sight which can be realistically subjected to protective land use controls.
Seiching	An earthquake-induced wave in a lake, reservoir or harbor.
Seismicity	The quality or state of being of, subject to, or caused by, an earthquake.
Septic Tank	A tank in which the solid matter of continuously flowing sewage is disintegrated by bacteria.
Shall	Indicates an unequivocal directive.
Should	Signifies a slightly less rigid directive than “shall” to be honored in the absence of compelling considerations.
Slump	Soil failure resulting from a slope, which is too steep for the soil’s resistance capacity, being barren and exposed to water.
Solid Waste	All solid, semisolid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semisolid wastes, and other discarded solid and semisolid wastes.
Specific Plans	A tool to implement the General Plan which details land use and circulation plans for a specific site. Specific Plans are required in sensitive areas or those designated for combined commercial and residential uses.
Spheres of Influence	The probable ultimate physical boundaries and service area of a local governmental agency.
Subsidence	The gradual, local settling or sinking of the earth’s surface with little or no horizontal motion. Subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure.
Surface Mining	All, or any part of, the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incidental to an underground mine.
Tectonics	Of or pertaining to the forces involved in, or the resulting structures or features of the upper part of the earth’s crust.
Threatened Species	Any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.
Transportation Corridor	The area adjacent to major transportation routes.
Trip Generators	Person and vehicular travel generated in accordance with the type and intensity of land use.
Water Basin	The drainage or catchment area of a stream or lake.

Watercourse	A permanent stream; intermittent stream; river, brook, creek, channel or ditch for water, whether natural or man-made.
Watershed	The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or which drains into a lake or reservoir.
Zoning	A legal device used by local jurisdictions to control development density and insure that land uses are properly situated in relation to one another.

TOWN OF YUCCA VALLEY

COMPREHENSIVE GENERAL PLAN

APPENDIX A

YUCCA VALLEY COMPREHENSIVE GENERAL PLAN

IMPLEMENTATION STRATEGIES

These strategies have been developed as direct extensions of the policies and programs found in each of the General Plan elements. In addition to citing each of the element programs, the implementation strategies further breakdown tasks and actions to put the General Plan into effect. They also cite the target timeline within which each strategy is to be accomplished, current status, agency primarily responsible for implementation, and the expected source of funding for the strategy.

ADMINISTRATION AND IMPLEMENTATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A The Town Council shall, through the public hearing process, receive an annual report from the Planning commission on the Status of the General Plan and shall make recommendations which address identified inadequacies or opportunities for updating the Plan.				
1AA The General Plan Status Report shall be forwarded from the Planning Commission to the Town Council in June of each year.	First June Following Adoption of General Plan	New Program	Community Development, Planning Commission, Town Council	Department Budget
Program 1.B The Planning Commission shall prepare and the Town Council shall annually adopt a schedule for the holding of not more than four (4) public hearings to amend the General Plan in any given calendar year, with said schedule to be adopted prior to the year in which the schedule will take effect. The Town Council or any citizen may initiate an application to amend the General Plan.				
1BA The Development Code shall establish dates for public hearings to amend the General Plan, and will be scheduled for the months of March, June, September and December.	Immediate and On-Going	New Program	Community Development, Planning Commission, Town Council	Department Budget, Development Application Fees
Program 2.A The Community Development Department shall develop application materials and guidelines for the preparation of specific plans and shall encourage their use for large and/or complex residential, and commercial or industrial projects of twenty acres or larger.				
2AA User friendly and comprehensive information and application materials shall be prepared for each permit type and readily available for public use.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division	Department Budget
Program 3.A The annual review of the General Plan, as set forth in Program 1.A, above, shall include a report on interrelationships, impacts or enhancements of the General Plan with regard to the Town's ability to fund public services or secure public facilities.				
3AA The General Plan Status Report shall include an analysis and discussion on local changing conditions, demographics and other economic, social, and physical changes to the Town which impact the provision of public services and facilities.	With First General Plan Status Report	New Program	Town Manager, Community Development	Department Budget
Program 4.A The Town shall enter into an agreement with San Bernardino County to review all proposed land use and other development proposals, recognize the Town's advisory role, and shall request that the County forward copies of all development plans proposed within the advisory area to the Town for review and comment.				

ADMINISTRATION AND IMPLEMENTATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4AA Critically evaluate all land development proposals in vicinity to the Town boundaries to determine their possible impacts and influence upon the Town.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget
Program 5.A The Town shall adopt application processing procedures that assure expeditious and timely processing of land development applications, including "fast tracking" procedures for priority development proposals.				
5AA Current planning programs shall be designed to accommodate the applicant's needs, but shall also allow public input and ensure community participation on the review and approval process.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 6.A The Town's Development Code shall provide streamline processing procedures and expedite environmental reviews to encourage development which will in-fill existing vacant lots in already improved and serviced areas.				
6AA Development procedures for in-fill development will be streamlined to account for existing infrastructure including roads, utilities, and public service.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees

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LAND USE ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Adopt and maintain a Master Land Use Map which shows the general location and extent of the uses of land for, but not limited to, residential, commercial, industrial, open space, public buildings and grounds.				
1AA Maintain the zoning map consistent with the General Plan Land Use Map and updated simultaneously with each General Plan Land Use Amendment.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget Development Application Fees
Program 2.A Adopt and maintain a Development Code which shows the general location and extent of the various zoning districts and guides and regulates development consistent with the General Plan.				
2AA The Planning Commission and Town Council shall review the Development Code annually.	Following Adoption of the Development Code	New Program	Community Development, Planning Division	Department Budget Development Application Fees
2AB Where a question of compatibility exists, and concepts described in the General Plan are inappropriate, require the new use to conform to the lower intensity use.	On-Going	Expansion of Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 3.A Develop master facility plans to identify the need for and availability of funding for additional public services and facilities. Master plans should also include schedules for phased implementation.				
3AA Review and update the Capital Improvement Program semi-annually.	On-Going	Existing Program	Community Development	Department Budget
3AB The Capital Improvement Program shall include progress of other public agencies and utility companies on an annual basis.	On-Going	Expanded Existing Program	Community Development	Department Budget
Program 4.A Integrate land use analysis and planning as an essential part of the development and adoption of a master strategic plan for economic development. Land use and other components of the plan shall be reviewed and /or updated on an annual basis.				

LAND USE ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4AA The strategic Economic Development Plan shall integrate goals, policies, programs for the General Plan.	With Adoption of Strategic Plan	New Program	Community Development Town Manager	Department Budget
Program 5.A Incorporate appropriate land use and development standards into the Development Code that permit and encourage the appropriate integration of residential uses into mixed-use commercial zoning districts.				
5AA Mixed-use development standards may permit development of residential uses in conjunction with commercial operations.	With Adoption of the Development Code	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 5.B Develop and adopt Specific Plans to guide and assure an effective, integrated mix of commercial, office, and residential uses development in appropriate commercial areas.				
5BA To the greatest extent practical, utilize master planning approaches via Specific Plans to assure the phased, logical and cost-effective extension of infrastructure and therefore buildout in new development.	With Adoption of Specific Plans and Development Code	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
5BB The Development Code shall establish minimum criteria setting standards for when and where Specific Plans are developed.	With Adoption of the Development Code	New Program	Community Development, Planning Division	Department Budget
Program 5.C To the greatest extent practical, utilize master planning approaches via Specific Plans to assure the phased, logical and cost-effective extension of infrastructure and therefore buildout in new development.				
Program 5.D The Town shall develop and adopt redevelopment plans as additional means to revitalize existing commercial uses and assist in the integration of affordable housing.				
5DA The Redevelopment Plan shall be reviewed annually for consistency with the General Plan	On-Going	Existing Program	RDA, Community Development, Planning Division	Department Budget

LAND USE ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 6.A Discourage the discontinuous or leap-frog development of residential subdivisions by requiring full improvement/extension of all intervening roadways and infrastructure to serve new development.				
6AA Require that new developments be at an appropriate density or intensity based upon compatibility with surrounding existing and planned land uses.	On-Going	Enhancement of Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
6AB The Development Code shall establish minimum public work improvements for each land development project.	With Adoption of the Development Code	Expanded Existing Program	Community Development, Planning Division	Department Budget Development Application Fees
6AC Land development projects shall not be approved if adequate infrastructure is not provided by the developer.	With Adoption of the Development Code	Expanded Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 6.B Make available maps and other information showing the location of all available infrastructure, and shall promote in-fill development of vacant, subdivided lands in residential areas.				
6BA Zoning maps shall be updated in conjunction with General Plan Amendment.	With Adoption of the Development Code	Expanded Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
6BB Utility Maps shall be made available at Town Hall for distribution to the public.	Immediate and On-going	Existing Program	Community Development, Utility Companies	Department Budget
Program 7.A Develop standards and regulations for the keeping of animals and the conducting of agriculture, which shall be incorporated in the Development Code.				
7AA The Development Code shall establish standards for the keeping of animals in all land use districts.	With Adoption of Development Code	Expanded Existing Program	Community Development, Planning Division, Animal Control	Department Budget

LAND USE ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
7AB Adequate buffers shall be required to separate animal keeping from other land uses.	With Adoption of Development Code	Expanded Existing Program	Community Development, Planning Division Animal Control	Department Budget Development Application Fees
7AC Appropriate areas may be designated on the land use map to accommodate horticultural/agricultural land uses.	With Adoption of Development Code	Expanded Existing Program	Community Development, Planning Division, Animal Control	Department Budget

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LAND USE ELEMENT (RESIDENTIAL)

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Assign and periodically review residential land use designations to assure that related General Plan goals, including preservation of rural character.				
1AA Maintain the integrity of existing residential neighborhoods by preventing through traffic wherever possible, prohibiting encroachment by incompatible uses, and providing appropriate buffers between residential and non-residential uses, as well as between single and multiple family areas.	Immediate and On-Going	Expansion of Existing Program	Community Development, Planning Division	Department Budget, Development Review Fees
1AB Initiate rehabilitation programs to visually improve older areas of the community and to improve the quality of life.	With Adoption of Development Code	New Program	Community Development, Planning Division	CDBG Redevelopment funds
1AC Ensure that the relationship between the size of a house and the size of the lot it is located on is such that adequate yard space for family recreational activities is provided and that an uncrowded look is maintained along the street.	With Adoption of Development Code	Expansion of Existing Program	Community Development, Planning Division	Department Budget, Development Review Fees
1AD Maintain residential areas which provide for and protect rural lifestyles, and protect natural resources and hillsides in the rural portions of the planning area.	On-Going	Expansion of Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
1AE Identify areas appropriate for rural and equestrian-oriented residential development, and designate them as <u>Equestrian</u> on the Yucca Valley Zoning Use Map and as described in the concepts section of the Land Use Element.	With Adoption of Development Code	New Program	Community Development, Planning Division	Department Budget

**LAND USE ELEMENT
(RESIDENTIAL)**

Strategy Summary	Timing	Status	Responsible Agency	Funding
1AF Maintain residential areas which provide for all residential lifestyles, including ownership of single family housing.	General Plan Adoption	New Program	Community Development, Planning Division	Department Budget
1AG Designate the majority of Yucca Valley residential areas, other than rural or Specific Plan areas as <u>Low Density</u> on the Yucca Valley General Plan Land Use Map.	General Plan Adoption-On-Going	New Program	Community Development, Planning Division	Department Budget
1AH Broaden the range of, and encourage innovation in, available housing types, and provide housing for those not desiring dwellings on individual parcels, those desiring a mobile home lifestyle, as well as for those desiring amenities not generally found in standard subdivisions, such as common open space and recreational areas.	On-Going	New Program	Community Development, Planning Division	Department Budget
Program 1.B Consistently apply the Town's development review process to assure that subdivision and development plans are compatible with existing residential areas.				
1BA Compatibility analysis shall be included at the DRC meeting and within project staff reports.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 2.A Through the Land Use Element, establish and preserve low density designations for residential areas appropriate to conserve the rural character of the community.				
2AA Development standards and requirements shall be incorporated into the Development Code which specify rural design parameters	With Adoption of Development Code	New Program	Community Development, Planning Division	Department Budget,
Program 3.A Appropriate land use designations shall be assigned to diverse areas where low income/affordable housing may be developed with other compatible surrounding land uses. The Town shall monitor the amount of low income housing available and meet State requirement for providing such housing types.				

**LAND USE ELEMENT
(RESIDENTIAL)**

Strategy Summary	Timing	Status	Responsible Agency	Funding
3AA Designate areas as <u>Medium Density</u> which are either committed to low intensity multiple family use, or are required to provide transitions between higher intensity commercial and apartment uses and lower intensity residential and open space uses.	General Plan Adoption-On-Going	New Program	Community Development, Planning Division	Department Budget
3AB Require developments within <u>Medium Density</u> areas to provide amenities not generally found in typical suburban community subdivisions, such as common open space and recreational areas.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Review Fees
3AC Designate areas having good access to major transportation routes, which are in close proximity to neighborhood serving commercial facilities, and which will not negatively impact low density, single family residential areas as <u>High Density</u> .	General Plan Adoption-On-Going	New Program	Community Development, Planning Division	Department Budget
3AD Continue the innovative use of land resources and development of a variety of housing types and sizes within the Town by recognizing a <u>Planned Development</u> or <u>Specific Plan Design</u> .	General Plan Adoption-On-Going	New Program	Community Development, Planning Division	Department Budget
3AE Where consistent with the other provisions of the General Plan, encourage provision of low and moderate cost housing, as well as for the provision of housing for other identified special housing needs groups.	Immediate and On-Going	Expansion of Existing Program	Community Development, Planning Division	Department Budget, CDBG Funds, Redevelopment Funds as available
3AF Review the zoning and subdivision codes and include clear incentives for the provision of housing to meet the needs identified above, including, but not limited to, density bonuses of up to 25 percent over the densities indicated in the Land Use Element.	Review Ordinance Eight Months Following General Plan Adoption	New Program	Community Development, Planning Division	Department Budget, CDBG Funds, Redevelopment Funds as Available

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LAND USE ELEMENT (COMMERCIAL)

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1A Regularly review, update and, as appropriate, amend the Land Use mapping to assure sufficient lands for commercial uses to support the needs of the community and surrounding areas.				
1AA Maintain existing sales tax generating areas and, where consistent with other provisions of the General Plan, intensify the sales tax-generating potential of commercial areas along SR62 and SR247.	Immediate and On-Going	New Program	Community Development, Economic Development Division	Department Budget
1AB Consistent with maintaining an image as a quality rural residential community, reserve vacant lands at heavily traveled locations which are not appropriate for residential use for commercial, office, or other nonresidential uses.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
1AC Discourage strip commercial development by encouraging lot consolidation within existing commercial strips and by limiting commercial designations to areas of sufficient size to accommodate larger scale, quality development.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
1AD Provide areas designated <u>General Commercial</u> on the General Plan Land Use Map and as described in the Background section of the Land Use Element to provide appropriately located areas for the general shopping and commercial service needs of area residents and workers. These include both freestanding uses, as well as uses within commercial centers.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget

LAND USE ELEMENT (COMMERCIAL)

Strategy Summary	Timing	Status	Responsible Agency	Funding
1AE Designate areas for <u>Neighborhood Commercial</u> on the Yucca Valley General Plan Land Use Map and as described in the Land Use Element to provide appropriately located areas for the daily shopping and commercial service needs of area residents and workers.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
1AF Designate areas for Commercial-Mixed Use uses to provide a means for the development of mixed use commercial/office projects which recognize the site specific constraints of designated parcels.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
1AG Designate areas for <u>Office/Professional/Commercial</u> uses on the Yucca Valley General Plan Land Use Map and as described in the Land Use Element to provide areas for the establishment of office-based working environments for general, professional and administrative offices, as well as necessary support uses.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Fees
Program 1B Distribute marketing information to developers and Realtors which identify the Town's commercial service needs and potential sites suitable for those goods and services.				
Program 2A The Development Code shall provide appropriate and comprehensive development standards and guidelines that are sensitive to and enhance the appearance of the Town's commercial districts to the greatest extent practical, while assuring public visibility and facilitating accessibility.				
2AA Establish minimum standards for the design of commercial development, permitting individual commercial lots to be developed while ensuring that the benefits of larger scale, high quality developments are realized.	With Adoption of Development Code	New Program	Community Development, Planning Division	Department Budget

LAND USE ELEMENT (COMMERCIAL)

Strategy Summary	Timing	Status	Responsible Agency	Funding
2AB Limit new access for commercial uses to SR62 in order to provide increased traffic safety and improved circulation. Facilitate conversion of existing residential parcels along the rear of commercial uses along SR62 on a block-by-block, rather than on a parcel-by-parcel basis.	Immediate and On-Going	New Program	Community Development, Engineering Division, Planning Division	Department Budget, Development Application Fees
2AC Develop and adopt stringent regulations for freestanding drive-through commercial structures and convenience commercial uses.	With Adoption of Development Code	New Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees
2AD Require that development within areas designated Specific Plan be through use of a specific plan pursuant to Government Code Section 65450, a planned unit development, conditional use permit, or similar mechanism.	With Adoption of General Plan and/or Development Code	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
2AE Ensure that uses and development intensities within Specific Plan areas provide appropriate transitions to adjacent land uses, and are consistent with the provisions of the Yucca Valley General Plan.	With Adoption of Development Code and Specific Plans	Expansion of Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
2AF Specifically encourage the consolidation of individual parcels along SR62 in order to provide a sufficient land area for vibrant commercial uses.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees

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LAND USE ELEMENT (INDUSTRIAL)

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Industrial lands shall be located in areas that maximize all available and planned infrastructure, including but not limited to electric and natural gas service and major transportation corridors, and should minimize the impact on public health and safety.				
1AA Maintain the integrity of existing residential neighborhoods by preventing through traffic wherever possible, prohibiting encroachment by incompatible uses and providing appropriate buffers between residential and non-residential uses, as well as between single and multiply family areas.	Immediate and On-Going	Expansion of Existing Program	Community Development, Planning Division	Department Budget
1AB Consistent with maintaining an image of the Town of Yucca Valley as a quality residential community, reserve vacant lands at heavily traveled locations which are not appropriate for residential use for commercial, office, or other nonresidential uses.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
1AC Designate areas for <u>Industrial</u> uses on the Yucca Valley General Plan Land Use Map as described in the Concepts section of the Land Use Element to provide for light industrial, research and development, and office-based firms seeking a pleasant and attractive working environment, as well as for business support services and commercial uses requiring extensive land areas.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
1AD Designate areas for <u>Industrial</u> uses to provide for light industrial, research and development, and office-based firms seeking an attractive and pleasant working environment and a prestige location.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
1AE Development projects shall be required to extend all utility to adequately service the site.	Immediate and On-going	Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees

LAND USE ELEMENT (INDUSTRIAL)

Strategy Summary	Timing	Status	Responsible Agency	Funding
1AF Development projects may be required to provide infrastructure to serve a large area, subject to future reimbursement from adjacent property owners.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Financing District, RDA
Program 2.A Utilizing Redevelopment Agency and other programs, shall develop programs that promote the timely development of new industrial uses, and encourage the revitalization of older industrial areas.				
2AA The RDA shall establish grant and loan programs for assisting in the development and redevelopment of industrial areas.	Immediate and On-Going	New Program	Community Development, Town Manager, Redevelopment Agency	Department Budget, Agency Funds
2AB RDA funds shall only be provided based upon positive financial returns to the agency.	Immediate and On-Going	New Program	Community Development, Town Manager, Redevelopment Agency	Department Budget, Agency Funds
Program 3.A In cooperation with the Chamber of Commerce, as well as private interests, the Town shall promote development of vacant industrial lands through coordinated advertising campaigns and other joint efforts.				
3AA As a segment of the Economic Development Strategic Plan, the Town shall establish marketing and promotional efforts.	Following Adoption of the Strategic Plan	New Program	Town Manager, Community Development, Economic Development Division, Chamber of Commerce	Department Budget, RDA Funds
Program 4.A Evaluate existing industrial developments and encourage the formation of industrial parks for relocating existing inappropriately located industrial uses.				
4AA The Development Code shall establish amortization periods for non-conforming uses.	With Adoption of the Development Code	New Program	Community Development, Planning Division, Neighborhood Services Division	Department Budget, Development Application Fees

LAND USE ELEMENT (INDUSTRIAL)

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 5.A The Town of Yucca Valley shall require applicants to demonstrate thoughtful site planning, building design and extensive use of landscaping materials to enhance the appearance of industrial areas. Development plans for industrial uses shall be reviewed by the Community Development Department to comply with current standards and guidelines for industrial development. Plans and supporting information shall also characterize activities, processes, and waste/pollutant management technologies to be utilized during the user's operation.				
5AA Development standards shall be established in the Development Code relating to setbacks, architecture, landscape, bulk, height, grading in order to create quality industrial development project.	With Adoption of the Development Code	Expanded Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 6.A Review all industrial development proposals with a focus on public health and safety issues to ensure that the type and intensity of the use is appropriate for the proposed location and compatible with surrounding land uses.				
6AA Through the CEQA and development review processes, ensure that new developments are adequately protected from potential hazards, and will not exacerbate existing hazards or create new hazards for existing or future residents or businesses.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
6AB Restrict higher intensity uses in areas subject to flooding, seismic hazards, airport safety hazards and wildland fires.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
6AC Adopt an overlay zone to guide the development of properties subject to Federal Aviation Regulations as well as State law and airport planning guidelines.	With Adoption of the Development Code	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
6AD Maintain participation in the National Flood Insurance Program.	Immediate and On-going	Existing Program	Community Development, Engineering Division, Planning Division	Department Budget

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LAND USE ELEMENT (PUBLIC FACILITIES)

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Coordinate with those providers responsible for public utilities, police, fire, health, and other protection and care service in the community.				
1AA Notify neighboring jurisdictions when considering changes to the Town's existing land use pattern adjacent to Town boundaries.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget
1AB Cooperate with neighboring jurisdictions through review and comment on proposed changes to existing land use patterns which might affect the Town of Yucca Valley.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget
1AC Establish regular lines of communication with local, regional, State, and federal agencies whose planning programs may affect residents and businesses.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget
1AD Retain and provide a hierarchy of community social gathering places including park lands, a community center and plaza areas within new commercial office and industrial complexes.	Immediate and On-Going	Expansion of Existing Project Review Process	Community Development, Planning Division, Community Services	Department Budget, Community Service Organizations
1AE In conjunction with area schools, chamber of commerce, and service clubs, facilitate multi-cultural programs and/or community cultural festivals.	Investigate Program Feasibility by Eighteen Months Following General Plan Adoption	New Program	Town Manager, Community Services	Department Budget and Community Service Organizations
Program 2.A Coordinate and, as appropriate, regulate the development of public services and facilities to maximize the efficient delivery of service to the community, while assuring compatibility with surrounding land uses.				
2AA Designate areas for <u>Public/Institutional</u> uses to provide for the conduct of public and institutional activities, including but not necessarily limited to local, State, and Federal agencies; special districts; public and private utilities; and religious institutions.	Immediate and On-going	New Program	Community Development, Planning Division	Department Budget

**LAND USE ELEMENT
(PUBLIC FACILITIES)**

Strategy Summary	Timing	Status	Responsible Agency	Funding
2AB Where compatible with surrounding land uses and consistent with the provisions of the General Plan, permit public quasi-public, and institutional uses within other land use designations shown on the General Plan Land Use Element Map.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
2AC Through adherence to the California Environmental Quality Act and development review precesses ensure that adequate services and facilities are available to support each phase of a proposed development.	Immediate and On-Going	Expansion of Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
2AD Require new development to pay for the facilities needed to serve proposed uses.	Immediate and On-Going	Expansion of Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
2AE Pursue a variety of funding mechanisms in addition to developer fees and construction by developers including tax increment financing,, Mello-Roos Districts, and benefit-assessment districts.	Immediate and On-Going	Existing Program	Community Development,, Planning Division	Department Budget

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LAND USE ELEMENT
(OPEN SPACE CONSERVATION, ENERGY, AND NATURAL RESOURCES)

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Review and update land use maps and information on the various types of open space and conservation lands in the community.				
1AA Designate areas for <u>Open Space</u> on the Yucca Valley General Plan Land Use Element map as described in the Land Use Element to provide for recreational facilities, preservation of scenic and environmental values, managed production of resources (agriculture, water reclamation and conservation, mineral extraction), and protection of public safety.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
1AB Promote joint development and use of parks and open space facilities with adjacent jurisdictions; promote development of joint school/park sites.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division, Community Services	Department Budget
1AC Ensure that effective buffer areas are created between uses having significantly different intensities or having operating characteristics which could create nuisances along a common boundary; ensure that individual site designs and operations avoid the creation of nuisances and hazards for either use.	Immediate and On-Going	Expansion of Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
1AD Restrict higher intensity uses in areas subject to flooding, seismic hazards, airport safety hazards and wildland fires.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
1AE Ensure that planning programs and individual development projects are sensitive to environmental resource limitations.	Immediate and On-Going	Expansion of Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
1AF Prior to approving new development, ensure that the environmental consequences of the proposed action have been identified, and that appropriate mitigation for potential impacts has been provided.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees

LAND USE ELEMENT
(OPEN SPACE CONSERVATION, ENERGY, AND NATURAL RESOURCES)

Strategy Summary	Timing	Status	Responsible Agency	Funding
1AG Protect the visual quality and character of remaining natural areas, and ensure that hillside development not create unsound or unsafe conditions by incorporating the design guidelines contained in the Community Design Element.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
1AH Ensure that development in areas needed for groundwater recharge areas is consistent with that need and with policies contained in the Open Space and Conservation Element.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
1AI Emphasize the retention of the natural environment over its conversion to urban forms.	On-Going	New Program	Community Development, Planning Division	Department Budget
Program 1.B Evaluate all development proposals and identify their impact upon and compatibility with designated open space and conservation lands.				
1BA The Development Code shall address maximum lot area grading in low density residential areas.	With Adoption of the Development Code	New Program	Community Development, Planning Division	Department Budget
1BB Adequate areas shall be identified and mapped for preservation and development of future trails.	With Adoption of the General Plan	New Program	Community Development, Planning Division, Community Services	Department Budget, Development Application Fees
Program 1.C The Town shall provide the opportunities and mechanisms for public and/or private donations of open space lands to the Town for the benefit of its residents.				
1CA The Town shall establish a land trust to provide for accepting land donations.	Immediate and On-Going	New Program	Town Manager, Community Development, Community Services	Department Budget, Land Donations
1CB Evaluate the opportunities for cooperation with conservatories for the preservation and maintenance of open space.	One-Year Following Adoption of the General Plan	New Program	Town Manager, Community Development, Community Services	Department Budget

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CIRCULATION ELEMENT GOAL, POLICIES AND PROGRAMS

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Initiate and complete a master plan of roads, which includes targets for ultimate rights-of-way and pavement width, addresses individual project financing, and provides a schedule for securing right-of-way and constructing improvements consistent with the projected needs and standards set forth in the Town Circulation Element and Program EIR.				
1AA Plan for the provision of a variety of street classifications specifically designed to serve the various traffic needs in the area, including major arterials, collector streets, industrial collectors, and local streets.	Immediate and On-Going	Expansion of Existing Program	Community Development, Engineering Division	Department Budget
1AB Limit direct private property access to arterials to maintain a desired quality of flow.	Immediate and On-Going	Existing Program	Community Development, Engineering Division	Department Budget, Development Application Fees
1AC Design each arterial and its terminal facilities, including parking, with sufficient capacity to accommodate anticipated traffic based on intensity of projected and planned land use.	Immediate and On-Going	Expansion of Existing Program	Community Development, Engineering Division	Department Budget, Development Application Fees
1AD Regulate the intensity of land use to keep traffic on any arterial in balance with roadway capacity.	Immediate and On-Going	Existing Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees
1AE Design and employ traffic control measures to ensure town streets and roads function as intended.	Immediate and On-Going	Existing Program	Community Development, Planning Division, Engineering Division	Department Budget
1AF Provide safe operation of truck/auto/bus traffic, pedestrian, bicycle, and other modes by adhering to national standards and uniform practices.	Immediate and On-Going	Existing Program	Community Development, Planning Division, Engineering Division	Department Budget
1AG Make reasonable efforts to maintain volumes at Level of Service "C" or better on local streets wherever possible.	Immediate and On-Going	New Program	Community Development, Engineering Division	Department Budget

CIRCULATION ELEMENT GOAL, POLICIES AND PROGRAMS

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.B Establish and maintain a roadways Pavement Management Program (PMP) that sets forth timelines and schedules for the maintenance of existing roads in the community. The program shall also establish funding levels for each fiscal year.				
1BA The Pavement Management Program (PMP) shall be updated on a quarterly basis with both street maintenance and Capital Improvement Program (CIP) information.	Immediate and On-Going	Existing Program	Community Development, Engineering Division, Community Services	Department Budget
1BB Pavement Management Program reports shall be distributed to the Traffic Advisory Committee, Planning Commission and Town Council on a quarterly basis and shall be included within the Capital Improvement Program.	Immediate and On-Going	Existing Program	Community Development, Engineering Division	Department Budget
Program 2.A Establish and maintain a liaison with CalTrans planning and engineering staff to study and implement effective means of preserving and improving capacity along Highways 62 and 247. Strategies shall include but are not limited to synchronized signalization, consolidation of access drives and restriction of access, construction of additional travel lanes and raised median islands, and improvements to highway/frontage road intersections.				
2AA The Town and CalTrans shall draft, adopt and implement a Highway 62 and Highway 247 Master Plans.	Within One Year Following General Plan Adoption	New Program	Community Development, Planning Division, Engineering Division, Economic Development Division	Department Budget
Program 2.B Review new and redeveloped projects along Highway 62 with the intent of limiting access and aligning major access drives in a manner which maximizes the use of existing and planned signalized intersections.				
2BA Private land development projects shall be constructed in accordance with Town Traffic Safety Policies.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees
Program 2.C Confer and coordinate with CalTrans in efforts to secure State and Federal funding sources for preservation and expansion of capacity on State Highway 62.				
2CA Coordinate signal construction and timing with CalTrans improvements in and around Highway 62 and 247.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
2CB Apply for all available grants for highway improvements coordinated through CalTrans and San Bag.	Immediate and On-going	Expanded existing program	Community Development, Planning Division	Department Budget

CIRCULATION ELEMENT GOAL, POLICIES AND PROGRAMS

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 3.A Program the improvement of Sunnyslope Drive and Paxton Road, and enhance the capacities of Onaga and Yucca Trails, Joshua Drive and other appropriate routes. Strategies shall include securing needed rights-of-way and providing roadway improvements, encouraging consolidation of access drives and restriction of access, and regulating land use along these roads to preserve capacity.				
3AA Major arterials shall be given preference in the Capital Improvement Program and other funding and improvement programs.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division, Engineering Division	Measure I, Department Budget, LSTP
3AB As a supplement to the Master Plan of Roads, right-of-way acquisition shall be prioritized upon existing traffic volumes and system deficiencies.	Immediate and On-Going	Expanded existing program	Community Development, Planning Division, Engineering Division	Department Budget, Measure I, LSTP
Program 4.A Establish and maintain a liaison with SANBAG, SCAG and CalTrans and shall pro-actively represent itself in transportation planned meetings to assure that Town policies and programs/strategies are given priority consideration in resolving regional transportation issues affecting the community.				
4AA Coordinate street system improvements and signalization with regional transportation efforts.	Immediate and On-Going	Existing Program	Community Development, Planning Division, Engineering Division	Department Budget
4AB Participate in regional transportation planning programs.	Immediate and On-Going	Existing Program	Community Development, Planning Division, Engineering Division	Department Budget
Program 5.A Consult and coordinate with the Morongo Basin Transit Authority and shall assure vocal representation on the Authority Board and its decision making process.				
5AA Coordinate transit planning with the Southern California Association of Governments, the San Bernardino County Transportation Commission, the Morongo Basin Transit Authority (MBTA), and adjacent communities.	Immediate and On-Going	Existing Program	Town Manager, Community Development, Planning Division, Engineering Division	Department Budget
5AB Recognize private transportation services (taxis, vans, buses, and limousines) as a integral part of public transportation.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
5AC Coordinate with human service agencies and public schools to reduce duplicate transportation where feasible.	Immediate and On-Going	New Program	Town Manager, Community Development, Planning Division	Department Budget

CIRCULATION ELEMENT GOAL, POLICIES AND PROGRAMS

Strategy Summary	Timing	Status	Responsible Agency	Funding
5AD Work with Morongo Basin Transit Authority to ensure that transit services are extended to serve residents throughout the community.	Immediate and On-Going	Existing Program	Town Manager, Community Development, Planning Division	Department Budgets
5AE Ensure accessibility of disabled persons to public transportation.	Immediate and On-Going	Existing Program	Town Manager, Community Development, MBTA	Department Budget, Development Fees
5AF Investigate new opportunities to further finance demand/response transit service for the elderly, handicapped, and recreational purposes.	Immediate and On-Going	New Program	Town Manager, Community Development, MBTA	Department Budget, Development Fees
Program 5.B When reviewing development proposals, consult and coordinate with the Morongo Basin Transit Authority and shall solicit comments and suggestions on how bus stops and other public transit facilities and design concepts should be integrated into project designs.				
5BA Provide terminal facilities for local and regional travel by public and private transportation modes, as necessary.	Immediate and On-Going	Expanded Existing Program	Town Manager, Community Development, Planning Division, Engineering Division, MBTA	Department Budget, Transportation Grants and Funds as Available
5BB Continue to support the regional bus system to provide intra-city service, inter-city service to major employment centers, and connection to regional transportation transfer points.	Immediate and On-Going	Enhancement of Existing Program	Town Manager, Community Development, Planning Division	Department Budget
5BC Plan for the provision of areas within the Town to be used as a park-and-ride regional bus and car pool facilities.	Immediate and On-Going	Existing Program	Town Manager, Community Development, Community Services, MBTA	Department Budget
5BD Require, where appropriate, new development to provide transit facilities, such as bus shelters and turnouts, consistent with anticipated demands.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees

CIRCULATION ELEMENT GOAL, POLICIES AND PROGRAMS

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 5.C When reviewing development proposals, consult and coordinate with the Morongo Basin Transit Authority to encourage the development of rideshare and other alternative, high occupancy transit programs for employers with sufficient numbers of employees.				
5CA Encourage major employers to reduce vehicular trips by offering incentive, including but not limited to reduced transit passes, and preferential parking for ridesharing.	Immediate and On-Going	New Program	Town Manager, Community Development, Planning Division	Department Budget, Development Application Fees
Program 6.A In order to locate jobs and housing near each other to produce shorter work commutes, make a concerted effort to encourage mixed-use development with a residential component contiguous with employment centers; encourage relocation of appropriate industries; adopt a home occupation ordinance; and encourage major employers to evaluate telecommuting opportunities, either home-based or at local centers, as at least part-time options for employees.				
6AA The General Plan Land Use Map shall identify those areas appropriate for mixed use.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
Program 7.A Facilitate provision of an information network among employers and facilitate the provision of technical assistance to develop rideshare programs compatible with requirements of Regulation XV of the Mojave Desert Air Quality Management District.				
7AA Within the Development Code and with conditions of approval, require employers to share information and encourage ridesharing among employers.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
Program 7.B To the extent practical, prepare a rideshare plan for Town employees to serve as an example for area employers. This plan should include meaningful incentives for employees to walk, bike, or rideshare to complete their work commutes.				
7BA Rideshare program and schedules will be made available to all Town employees.	Immediate and On-Going	New Program	Town Manager, Community Development, Community Services	Department Budget
Program 7.C To the extent practical, the Town and the MBTA shall encourage employers to provide 4 day-40 hour and 9 day-80 hour work weeks, and/or provide start/end times outside of the 6-8 a.m. and 4-6 p.m. peak periods of traffic.				
7CA Public information handouts and flyers shall be provided to businesses, and will indicate benefits derived from rideshare programs.	Immediate and On-Going	New Program	Community Development	Department Budget
Program 7.D Encourage and pro-actively support the efforts of the Morongo Basin Transit Authority in organizing a Transportation Management Organization (TMO) among employers to provide an on-going information network, develop a rideshare plan, and determine opportunities for transit/shuttle operation.				

CIRCULATION ELEMENT GOAL, POLICIES AND PROGRAMS

Strategy Summary	Timing	Status	Responsible Agency	Funding
7DA As part of the annual evaluation of MBTA services, evaluate the feasibility of establishing a Transportation Management Organization.	Immediate and On-Going	New Program	Town Manager, Community Development, Planning Division	Department Budget
Program 8.A Prepare and adopt a master plan of bicycle-ways and multi-use trails, and develop or require the development of secure bicycle storage facilities and other support facilities that increase bicycle use (See Parks, Recreation and Trails Element).				
8AA Using the concepts outlined in the General Plan Circulation Element, and the Trails Element establish a townwide bicycle and pedestrian (multi-use) Master Plan and Design Standards.	General Plan adoption	New Program	Community Development, Planning Division, Engineering Division, Community Services	Department Budget
8AB Encourage new development to provide pedestrian paths and linkages through projects.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
8AC Encourage new development to provide reasonable and secure space for bicycle storage.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
8AD Plan routes that are accessible for disabled persons and that link public facilities and commercial areas to residential neighborhoods. The use of audible traffic signals along this route should be considered.	Immediate and On-Going	New Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees
8AE Provide bicycle racks at all public facilities and along major public streets.	Immediate and On-Going	New Program	Community Development, Public Works	Department Budget, Development Application Fees
8AF Assure that local bicycle routes will complement regional systems and be compatible with routes of neighboring municipalities.	On-Going	New Program	Community Development, County Planning	Department Budget, Development Application Fees

CIRCULATION ELEMENT GOAL, POLICIES AND PROGRAMS

Strategy Summary	Timing	Status	Responsible Agency	Funding
8AG Utilize easements and/or rights-of-way where feasible along flood control channels, public utility rights-of-way, railroad rights-of-way, and street rights-of-way wherever possible for the exclusive use of bicycles, equestrian, and walking/hiking trails.	Immediate and On-Going	New Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees
8AH Maintain all pedestrian trails in a neat and orderly manner through an active program of weed abatement.	Immediate and On-Going	New Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees
Program 9.A Require that curb, gutter, and sidewalks, be installed along General Plan designated roadways when needed to address drainage control or other identified controlling factors.				
9AA As a part of the Master Plan of roads, parkway improvement plans shall be prepared for all Town maintained roads.	Within One Year Following General Plan Adoption	New Program	Community Development, Planning Division, Engineering Division	Department Budget
Program 10.A Consult and coordinate with the County Flood Control District and its consultants, and shall cooperate in the planning and development of all-weather crossings as part of the community's Master Drainage Plan and its implementation.				
10AA Within the Master Plan of Drainage, and subsequent studies, essential all-weather crossing locations will be identified and programmed for funding.	With Adopted Master Plan of Drainage	Expanded Existing Program	Town Manager, Community Development, Engineering Division, Planning Division	Department Budget
Program 10.B Projects proposed for development, which may be isolated by storm runoff, shall be required to provide all-weather access where necessary to insure safe ingress and egress for residents and emergency vehicles.				
10BA All-weather crossings are encouraged, and may be required for specific projects in order to ensure provisions of public health and safety services.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees
Program 11.A Provide clear public signage directing traffic to the Joshua Tree National Park, Town's park and recreational facilities, and all public facilities, including but not limited to, libraries, hospitals, police and fire stations, and civic centers.				

CIRCULATION ELEMENT GOAL, POLICIES AND PROGRAMS

Strategy Summary	Timing	Status	Responsible Agency	Funding
11AA As a part of the Master Plan of roads, public directional signage shall be identified for public facilities.	Within One Year Following General Plan Adoption	New Program	Community Development, Planning Division	Department Budget
Program 12.A Regularly meet with the Yucca Valley Airport District Board and coordinate land use planning and other activities that affect the viability of the airport's operation and availability to respond to emergency needs				
12AA The Master Plan of Roads shall identify and accommodate future access and road design for land use activities surrounding the airport.	With Adopted Master Plan of Roads	New Program	Community Development, Engineering Division, Planning Division	Department Budget

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HOUSING ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Use Housing set-aside funds for the Home Improvement Program allowing grants and loan assistance programs for qualifying low income households in order to encourage the rehabilitation of existing housing units (Quantified Objective #2).				
1AA Housing set aside funds shall be prioritized for repair of existing low and moderate income household structures.	Immediate and On-Going	New Program	Community Development, RDA	RDA Housing Set Aside
1AB Local licensed contractors shall be placed onto a contractors list to provide housing rehab services.	Immediate and On-Going	New Program	Community Development, RDA	RDA Housing Set Aside
Program 1.B All Town codes, including the Uniform Building Code, will be enforced in the Town so that existing units are maintained in good repair.				
1BA Consider assuming the rental unit inspection programs from the County.	Following Adoption of the Development Code	Existing Program	Community Development, Neighborhood Services Division	Department Budget, Inspection Fees
1BB Neighborhood Services and Building & Safety shall provide an inspection program to help provide property owners with information on bringing units up to current standards.	Immediate and On-Going	New Program	Community Development, Building & Safety Division, Neighborhood Services Division	Department Budget
Program 1.C Develop a program for the rehabilitation of substandard multi-family residential units using available subsidies for lower income residents.				
1CA Investigate state, federal, and private programs designed to expand housing opportunities for all segments of society including the elderly and the handicapped. Determine the extent to which such programs are consistent with the goals and objectives of the Yucca Valley General Plan, and the extent to which such programs can be incorporated into future development within the Town.	Immediate and On-Going	New Program	Community Development, Planning Division, Neighborhood Services Division	Department Budget, Grants
1CB Adopt a housing/neighborhood preservation program, including incentive programs to ensure on-going neighborhood maintenance.	Immediate and On-Going	Existing Program	Community Development, Neighborhood Services Division	Department Budget

HOUSING ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
ICC Enact Development Code provisions which would permit the development of second units on a single family parcel only to the extent that the single family character of the neighborhood is protected, and to the extent that road, water, and sewer systems are capable of supporting such development.	With Adoption of Development Code	Expanded Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 2.A Prepare an inventory of all land suitable for residential development in the Land Use Element.				
2AA Establish a monitoring program which identifies the type and cost of housing being produced within Yucca Valley, as well as the availability of vacant land which can be used in the short-term (next five years) to accommodate a variety of housing types throughout the Town; produce an annual report which identifies the revenues that are available to accomplish the programs outlined in this plan, and which sets production goals for housing that is affordable to very low, low, and moderate income households.	Within Twelve Months Following General Plan Adoption, Then Annually	New Program	Community Development, Planning Division	Department Budget
2AB In order to ensure quality, well planned residential growth while meeting the Town's regional housing responsibilities, review and analyze proposed residential projects, general plan amendments, and changes of zone for the short- and long-term effects on the adjacent neighborhood, the development of the Town, and on regional housing needs. The review shall consider the balance between the proposed development and available infrastructure, the current mix of housing available in the Town, environmental resources and hazards, and aesthetic considerations.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
Program 2.B Provide land use and zoning designations in the General Plan and zoning maps respectively, that allow for diversity of housing types and densities, and are consistent with the low density, rural character of the Town.				

HOUSING ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2BA Where feasible within large scale residential developments, encourage that a range of housing types be provided which will appeal to a variety of household income groups.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
2BB Where feasible, encourage that large scale commercial/office developments provide a residential component as part of an overall mixed use concept.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
2BC Ensure that the residential development requirements included in the Development Code do not unreasonably restrict residential development or unreasonably increase the cost of housing within the community.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
2BD Revise the Development Code to limit development of single family dwellings within areas designated for multiple family use.	With Adoption of Development Code	New Program	Community Development, Planning Division	Department Budget
2BE Provide for mobile homes on private lots in a manner consistent with the requirements of State law (SB2827).	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 3.A For developments which will restrict their units to very low, or low income households, the Town shall allow a density bonus of 25% over the underlying zoning designation.				
3AA Comply with California Government Code Section 65915 by providing a 25 percent density bonus, or equivalent financial incentive, to residential developers who agree to make a minimum of 20 percent of the units within the project affordable to household with an income of 80 percent of the County median income, make 10 percent of the units within the project affordable to households with an income of 50 percent of the County median income, or make 50 percent of the units available exclusively to senior citizens.	One Year Post General Plan Adoption	New Program	Community Development, Planning Division	Department Budget

HOUSING ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 3.B Establish and maintain a regular contact with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance programs within the Town are actively pursued.				
3BA Work with the San Bernardino County Housing Authority and near-by cities to establish a continuous emergency shelter program serving the western portion of the County.	On-going	New Program	Town Manager, Community Development Department, County of San Bernardino, City of 29 Palms	Rental Assistance Programs, Multi-Family Residential, Bond Program, Tax Increment Bonds
Program 3.C Work with private organizations in assisting whenever possible in the housing of handicapped residents in the community.				
3CA Within the Neighborhood Partnership Program, establish cooperative programs with private/non-profit organizations to assist in providing low and moderate income housing.	Immediate and On-Going	Existing Program	Community Development, Neighborhood Services Division, Planning Division	Department Budget, RDA Funds
Program 3.D Continue to support and assist in enforcing, as required, the provisions of the Federal Fair Housing Act. All complaints regarding discrimination in housing will be referred to the San Bernardino County Housing Authority. Information on the Fair Housing Act, as well as methods of responding to complaints shall be made available at the Town Hall and at the Library.				
3DA Establish contacts with the County Housing Authority for reporting possible violation of federal and state housing laws.	Immediate and On-Going	Existing Program	Community Development, Neighborhood Services Division	Department Budget
Program 3.E Engage in a Cooperation Agreement with the San Bernardino County Housing Authority, in order to participate in the Hope III Program to provide additional affordable housing on land owned by the Housing Authority in the Town. The goal shall be the creation of the most reasonable amount of affordable units on the 11 acres currently owned by the Housing Authority.				
3EA As a part of the Redevelopment Agency housing programs, participate in the county's Hope III Program.	Within One Year Following Adoption of General Plan	New Program	Community Development, Planning Division	Department Budget, RDA Funds
Program 3.F Make provisions for the development of homeless shelters and transitional housing as a conditional use in the Development Code.				

HOUSING ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
3FA Work with the San Bernardino County Housing Authority and near-by cities to establish a continuous emergency shelter program serving the Morongo Basin.	On-Going	New Program	Town Manager, Community Development Department, Planning Division, County of San Bernardino	Rental Assistance Programs, Multi-Family Residential, Bond Program, Tax Increment Bonds
Program 4.A Expedientiously calculate and allocate Housing set-aside funds to affordable housing programs on an annual basis.				
4AA The RDA implementation program shall identify required housing, set aside limits, and shall be reported to the Agency on an annual basis.	With Adoption of Redevelopment Implementation Program	New Program	Town Manager, Community Development Department, Planning Division	Department Budget, Agency Funds
Program 4.B A Mortgage Assistance Program for qualifying households shall be established and funded with Housing set-aside funds (Quantified Objective #1)				
4BA The RDA implementation program shall establish loan and grant programs for financing home construction and purchase	With Adoption of Redevelopment Implementation Program	New Program	Town Manager, Community Development Department, Planning Division	RDA Funds
Program 4.C Actively assist qualified developers in preparation of applications for State and Federal housing grants and loans as they become available. The Town shall process requests for information on zoning, financial assistance programs, or required supporting documentation for these application on a high priority basis. development.				
4CA Apply for all available grants and similar funding sources to assist the Town in meeting its fair share housing obligation.	With Adoption of Redevelopment Implementation Program	New Program	Town Manager, Community Development Department	RDA Funds, Grants, Loans
Program 4.D Prepare handout materials for developers and low income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing. The Town will promote fair housing by providing brochures and posting information at Town Hall.				
4DA Prepare a public information packet or brochure summarizing the Town's zoning and development requirements, development fees, and permit procedures.	Annually	Existing Program	Community Development, Planning Division	Department Budget, RDA Funds
Program 4.E Consider the use of Community Development Block Grant Funds to Assist in the subsidy of handicapped households (Quantified Objective #5).				

HOUSING ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4EA Evaluate the set aside of CDBG funds on an annual basis for handicap households.	Following General Plan Adoption	New Program	Community Development, Planning Division	Department Budget, RDA Funds
4EB Promote housing accessibility for handicapped and disabled persons by assigning funding priority, where feasible, in housing programs to rehabilitation cases in which accessibility improvements are planned.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, RDA Funds
4EC Specifically encourage development of assisted rental housing for the elderly and handicapped through the use of appropriate density bonuses and subsidies.	Immediate and On-Going	New Program	Community Development, Planning Division, Redevelopment Agency	Rental Assistance Programs, RDA Funds
Program 4.F Should the Town be notified of intent to sell any at-risk affordable housing developments, all possible funding sources, including CDBG and RDA housing set-aside funds will be considered to facilitate purchase of such a project. All non-profit organizations which have expressed an interest in purchasing such projects, including the San Bernardino County Housing Authority and Catholic Charities will be notified immediately of any such properties for sale. The Town will be responsible for monitoring at-risk projects on an on-going basis and will provide relevant information to tenants and the community as needed.				
4FA Maintain existing number of subsidized units. Where proposed development projects or other discretionary actions of the Town of Yucca Valley would reduce the number of existing subsidized dwelling units, ensure that appropriate offsets are provided as part of the proposed action.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, RDA Funds
4FB Require that all successful conversion applicants participate in a relocation assistance program for displaced tenants.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
Program 5.A Conversion of existing mobile home parks to permanent housing will be regulated by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.				
5AA Based on the provisions of Government Code Section 65863.7, consider requiring the submission of a report detailing the impacts of any proposed mobilehome park conversion to a nonresidential use concurrent with the filing of any discretionary permit on such property.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget

HOUSING ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 6.A Ensure that new development and rehabilitation efforts, whenever possible, maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.				
6AA Development and Building Code requirements for Title 24 energy conservation shall be implemented into new and rehabilitated housing projects.	Immediate and On-Going	New Program	Community Development, Building & Safety Division	Department Budget
Program 7.A Adopt a Planned Unit Development (PUD) ordinance which shall allow flexibility in development standards which encourage housing construction while preserving open space, flora, fauna, and other natural resources.				
7AA Through the Development Code and through permit processing, encourage use of innovative site development, and construction materials and techniques that both meet the intent of Town ordinances and reduce the cost of site preparation or construction.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 8.A Specific Plans shall incorporate a variety of housing types, and may voluntarily for senior and affordable housing within the project. The requirements shall be developed and included in the Town Development Code. The Yucca Valley Redevelopment Agency shall provide funding within established Agency policies and programs to assist the project proponent and facilitating the development of the low and moderate income housing segment of the project.				
8AA The Development Code shall specify a minimum percentage of low and moderate income housing units for each project.	With Adoption of the Development Code	New Program	Community Development, Planning Division	Department Budget
Program 8.B Encourage infill development and the expansion of existing homesites wherever possible, to lower the costs of extending infrastructure, through the use of incentives such as the Home Improvement grants (Quantified Objective # 2).				
8BA The Redevelopment Implementation Program shall identify forms of assistance to encourage low and moderate income home construction on infill lots.	With Adoption of the RDA Implementation Program	New Program	Town Manager, Community Development, Planning Division	Department Budget, RDA Funds
Program 8.C Ensure that development which will displace residents through destruction of housing units shall be required to assist in the relocation of these residents, through the use of Conditions of Approval or other binding means.				
8CA Require that all successful conversion applicants participate in a relocation assistance program for displaced tenants.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget

HOUSING ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 9.A Encourage multi-family rental and owner-occupied projects which construct three and four bedroom units as a substantial portion of the overall development. Larger units shall be encouraged through direct Town funding (i.e. RDA Participation) or through bond financing for affordable housing through the County Housing Authority.				
9AA Specifically encourage development of housing for the elderly through the use of density bonuses, tax-exempt bonds, and land write-downs, combined with Federal and State housing subsidies.	Immediate and On-Going	New Program	Community Development, Planning Division	Rental Assistance Programs, Multi-Family Residential, Bond Program, Tax Increment Bonds
9AB Facilitate the provision of single and multiple family dwelling units available to very low, low, and moderate income households through participation in the Mortgage Revenue Bond Program and issuance of Mortgage Credit Certificates. Encourage private sector participation in the provision of very low, low, and moderate cost housing by offering such programs to developers who provide at least 20 percent of the housing units within at prices which are affordable to very low, low, and moderate income households.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, RDA Funds
Program 9.B Encourage development of second units on single family lots by providing information packets at Town Hall on second unit construction and the conditions set forth in Government Code Section 65852.1, which allows second unit development.				
9BA Enact development code provisions which would permit the development of second units on a single family parcel only to the extent that the single family character of the neighborhood is protected, and to the extent that road, water, and sewer systems are capable of supporting such development.	With Adoption of Development Code	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 10.A Establish a program of grants and loans to senior residents to encourage maintenance and rehabilitation of existing housing units (Quantified Objective #6).				
10AA The Redevelopment Implementation Program shall establish senior housing rehabilitation programs.	With Adoption of the RDA Implementation Program	New Program	Town Manager, Community Development, Planning Division	Department Budget, RDA Funds

HOUSING ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 10.B Provide assistance to developers of affordable senior housing through Housing set-aside funds whenever possible (Quantified Objective #7).				
10BA Senior housing rehabilitation and construction financing programs shall be given preference/priority within the Redevelopment Agency Implementation Program.	With Adoption of the RDA Implementation Program	New Program	Town Manager, Community Development, Planning Division	Department Budget, RDA Funds
Program 10.C Ensure the preservation of existing mobile home units, by requiring developers to relocate displaced residents if a park is to be converted to another use. New units within existing parks shall continue to be subject to original development standards.				
10CA Based on the provisions of Government Code Section 65863.7, consider requiring the submission of a report detailing the impacts of any proposed mobilehome park conversion to a nonresidential use concurrent with the filing of any discretionary permit on such property.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
Program 10.D For developments which will restrict their units to senior households, the Town shall allow a density bonus of 25 % over the underlying zoning designation.				
10DA The Development Code shall stipulate flexible densities based upon restriction to seniors and low income households.	With Adoption of Development Code	New Program	Community Development, Planning Division	Department Budget
Program 10.E Work with private organizations in obtaining financing for senior and affordable housing project expansion through the Town's Redevelopment Agency. (Quantified Objective # 3).				
10EA Coordinate with non-profit and public quasi public agencies in securing financing for affordable housing programs.	Immediate and on-going	Expanded Existing Program	Community Development, Planning Division	Department Budget, Grants, Loans
Program 11.A Require Specific Plan projects to develop design guidelines which provide for buffers between land uses, small scale development, and appropriate architecture.				
11AA Through the development code and through permit processing, encourage use of innovative site development, and construction materials and techniques that both meet the intent of Town ordinances and reduce the cost of site preparation or construction.	Immediate and On-going	New Program	Community Development, Planning Division	Department Budget

HOUSING ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 11.B Residential projects shall be required to provide bicycle and pedestrian facilities, including trails, sidewalks, benches and open space areas.				
11BA Neighborhood Plans shall specify the types and levels of improvements required in each residential neighborhood.	One Year Following Adoption of General Plan	New Program	Community Development, Planning Division	Department Budget
Program 12.A Require developers of affordable and senior housing projects to confer with the public transit agency regarding the provision of service to the project area wherever feasible.				
12AA All multi-family projects proposed shall be referred to the Morongo Basin Transit Authority for review and comment.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees

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Revised December 14, 1995

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PARKS, RECREATION AND TRAILS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Initiate a comprehensive study to result in a Parks and Trails Master Plan. The plan shall define the types, amounts and amenities planned for current and projected needs. It shall also detail Quimby Act requirements and other feasible financing scenarios.				
1AA Prepare and adopt a Master Plan of Parks and Recreation to identify specific future sites for parks and recreational open space by: • Coordinating with State and County agencies to encourage the use of existing and planned flood control rights-of-way, reservoirs, floodplains, and utility easements for open space and both active and passive recreational use. • Locating and designating specific sites for other future park acreage and recreational facilities. • Establishing conceptual networks throughout the Town, linking major activity and open space areas and providing a program to implement the linkages as development projects are proposed.	Twelve Months After General Plan Adoption	New Program	Community Services, Community Development, Planning Division	Department Budget
Program 1.B A facilities analysis shall be performed on a neighborhood basis to consider and plan to meet the needs of the surrounding residents when developing the Parks and Trails Master Plan.				
1BA Conduct an annual assessment of park and recreation facilities and services, evaluating adequacy of facilities serving the Town; personnel staffing and program needs; and five year facility, equipment, and staffing needs based on anticipated growth and desired level of service.	Immediate and On-Going	New Program	Community Services	Department Budget
Program 1.C A Town-wide park facilities analysis shall be performed to adequately assess the parklands and facilities needed specific to future Community Center park. This analysis shall be incorporated into the Parks and Trails Master Plan.				
1CA The parks facilities analysis shall address both active and passive facilities, demographics, economic conditions, and changes, etc.	With Adoption of Parks and Trails Master Plan	New Program	Community Services	Department Budget

PARKS, RECREATION AND TRAILS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 2.A Investigate the broad range of possible sources of purchase financing and operating revenue, including park development fees and donated lands, as collected in accordance with the Quimby Act, and other financing programs offered by the State.				
2AA As a supplement to development fees, explore the following funding and acquisition sources for the acquisition and preservation of land suitable for greenbelt, habitat preservation, and other natural open space areas: - Establish assessment district(s) over undeveloped areas to acquire and develop open space resources. Pursue and establish separate assessment districts within developed areas to fund acquisition and development of parks and recreation facilities, and open spaces necessary to make up existing deficits. - Work with private corporations, foundations, and nature conservancies to acquire open space resources.	Twelve Months After General Plan Adoption	New Program	Community Services	Department Budget
Program 2.B Implement a standard parks-per-population ratio of five acres of parkland per 1,000 residents.				
2BA The Development Code shall establish the requirement for dedicated land and/or payment in-lieu of at the ratio of five acres of developed park land per 1,000 new residents	Immediate and On-Going	New Program	Community Development, Community Services	Department Budget, Development Fees
2BB Evaluate the implementation of development fees associated with infill development.	Immediate and On-Going	New Program	Community Services, Community Development	Department Budget, Development Application Fees
Program 3.A Develop and implement a parks improvement program based upon a Parks and Trails Master Plan which provides expanded and enhanced parks and facilities through the provision of adequate security lighting, grass areas, and other improvements for optimized and safe recreating.				
3AA Park improvement for existing facilities shall be incorporated into the Capital Improvement Program.	Immediate and On-Going	New Program	Community Services, Community Development	Department Budget, Development Impact Fees

PARKS, RECREATION AND TRAILS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 3.B Install proper irrigation systems and institute proper turf management in accordance with Town water conservation strategies, on all playing or open areas (as determined in the proposed Parks and Trails Master Plan) to enhance use and to make parks cooler and more comfortable.				
3BA Continue efforts to incorporate non-potable water provided by the HDWD for turf irrigation	Immediate and On-Going	Expanded Existing Program	Community Services, Community Development, HDWD	Department Budget
Program 4.A Enhanced accessibility shall be included in the planning of park areas, in accordance with the Americans With Disabilities Act, including increased wheelchair accessibility, rest room, and other requirements needed for the elderly and physically handicapped.				
4AA The Parks and Trails Master Plan and Capital Improvement Program shall identify annual expenditures for meeting ADA requirements	Immediate and On-Going	Expanded Existing Program	Community Services, Community Development	Department Budget, Development Impact Fees
Program 5.A Coordinate the establishment of an "Adopt a Park" or comparable program, allowing volunteer groups and individuals, such as the Rotary Club and the Yucca Valley High School's Spider Program, to take charge of maintenance, funding, and equipment needs for a developing park.				
5AA Continue the use of volunteer forces, either Town-wide or by neighborhood, to assist in maintenance and other park improvement projects	Immediate and On-Going	Expanded Existing Program	Community Services	Department Budget
Program 5.B Vigorously pursue grant programs sponsored by public agencies, private groups, and foundations for park or open space purchases, development, and maintenance.				

PARKS, RECREATION AND TRAILS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
5BA As a supplement to development fees, explore the following funding and acquisition sources for the acquisition and preservation of land suitable for greenbelt, habitat preservation, and other natural open space areas: - Establish assessment district(s) over undeveloped areas to acquire and develop open space resources. Pursue and establish separate assessment districts within developed areas to fund acquisition and development of parks and recreation facilities, and open spaces necessary to make up existing deficits. - Work with private corporations, foundations, and nature conservancies to acquire open space resources.	Twelve Months After General Plan Adoption	New Program	Community Services	Department Budget
Program 6.A As part of the planning process for the preparation of the Parks and Trails Master Plan, determine the feasibility and appropriateness of a community aquatic complex, and estimate primary costs and possible financing.				
6AA The Parks and Trails Master Plan and Capital Improvement Program shall address costs, funding, and possible location for the aquatic facility.	With Adoption of Parks and Trails Master Plan	Expanded Existing Program	Community Services, Community Development	Department Budget
Program 6.B Develop and implement plans for the construction of a community gymnasium complex in the Community Center area to broaden active recreational opportunities as well as serve as a much needed emergency shelter facility.				
6BA The Parks and Trails Master Plan and Capital Improvement Program shall address costs, funding, and possible location for the gymnastic facility.	With Adoption of Parks and Trails Master Plan	Expanded Existing Program	Community Services, Community Development	Department Budget
6BB Continue joint use agreement with Little League, Boys & Girls Club, Morongo Unified School District, and private non-profits to ensure complete utilization of recreational facilities.	Immediate and On-Going	Expanded Existing Program	Community Services, Little League, Boys & Girls Club, MUSD	Department Budget

PARKS, RECREATION AND TRAILS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 6.C In the preparation of the Parks and Trails Master Plan, consider the development of North and South Park as a passive nature facilities using interpretive nature trails to educate visitors on flora and fauna of the area by developing a nature trail with signs and markers.				
6CA North and South Parks shall be integrated into the Town's open space and passive recreation system	Immediate and On-Going	Existing Program	Community Services, Community Development	Department Budget
Program 6.D Parking areas should be developed in an aesthetic manner, integrating native plant materials to the greatest extent practical and appropriate. Native or complementary building materials shall be used to preserve the natural qualities of Yucca Valley's parks.				
6DA The Development Code and Parks Master Plan shall establish design guidelines to ensure appropriate construction of structures and ancillary facilities.	With Adoption of Parks and Trails Master Plan and Development Code	New Program	Community Services, Community Development	Department Budget
Program 6.E Evaluate the feasibility of establishing active joint-use agreements with all private non-profit organizations which have recreation facilities such as playfields and multi-purpose rooms. These agreements can help alleviate demand on existing parks and add flexibility to program scheduling while mandatory developed acres of parkland are being developed.				
6EA The Parks and Trails Master Plan shall evaluate the feasibility of establishing programs and/or facilities in conjunction with private non-profit organizations.	With Adoption of Parks and Trails Master Plan	New Program	Community Services	Department Budget
Program 6.F Evaluate the feasibility of and encourage the development of public-private partnerships for the creation, maintenance and expansion of park and recreational facilities.				
6FA The Parks and Trails Master Plan shall address alternative public-private partnerships for construction, maintenance, and programming of recreational facilities	With Adoption of Parks and Trails Master Plan	Expanded Existing Program	Community Services	Department Budget
Program 7.A The Community Service Department shall confer with the Hi-Desert Water District and other specialists, developing and implementing water conservation measures that use xeriscape techniques, and desert landscaping.				
7AA Landscaping and irrigation projects shall conform to the requirements of the HDWD and the Town's Landscape Water Conservation Ordinance	Immediate and On-Going	Existing Program	Community Services, Community Development, HDWD	Department Budget

PARKS, RECREATION AND TRAILS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 8.A Identify, designate, and promote the development of neighborhood parks in Yucca Mesa, Rancho Mesa, and other neighborhoods identified as being in need. Implementation strategies shall also be developed to secure land and assure that identified needs are met.				
8AA The neighborhood facilities analysis shall evaluate the possible demands for recreation services and facilities	With Adoption of Parks and Trails Master Plan	New Program	Community Services, Community Development	Department Budget
Program 8.B Consult and coordinate with San Bernardino County and the City of Twentynine Palms regarding the location and development of regional parklands serving the entire Morongo Basin.				
8BA Recreation programming and capital facility construction will be coordinated with the County Park District and the City of 29 Palms Recreation Department	Immediate and On-Going	Expanded Existing Program	Community Services, County, City of 29 Palms	Department Budget
Program 9.A Publish a Park Brochure, showing the location of all parks, the facilities they offer, and information on multi-use trails and access to other open space areas.				
9AA Public information handouts shall be developed to promote use of park facilities and recreational programs.	Immediate and On-Going	Existing Program	Community Services Department	Department Budget

TRAILS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A In conjunction with the preparation of the Parks and Trails Master Plan, develop a local system of trails and Town specific standards that compliments and interconnects with existing and proposed regional, federal, state, and local trail systems.				
1AA In conjunction with the review and approval of public or private non-residential developments where trails or bicycle routes are indicated on the Multi-Use Recreational Trail and Bicycle route Maps, consider the provision of trails or routes, as well as user amenities such as bicycle racks, hitching posts, benches, rest areas, and drinking water facilities.	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services	Department Budget, Development Application Fees

PARKS, RECREATION AND TRAILS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
1AB In conjunction with the review and approval of residential developments where trails or bicycle routes are indicated on the Multi-Use Recreational Trail and Bicycle Route Maps, consider the provision of trails, routes and user amenities.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
1AC The multi-use trail system shall be designed specifically to accommodate horse riders, hikers, joggers, and bicyclists.	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services	Department Budget
1AD The multi-use trail system shall permit outdoor activities such as nature lectures and bicycle and horse riding competitions.	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services	Department Budget
Program 1.B Develop a continuous network of sidewalks and/or separated multi-use paths connecting housing areas with major activity centers and additional trails leading into Town.				
1BA Link isolated open space parcels and acquire natural undeveloped land containing significant topographic, plant, and animal resources. Where feasible, purchase programs and cooperative loan use agreement strategies shall be implemented in order to complete a regional or Town-wide concept of open space surrounding Yucca Valley.	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services	Department Budget
Program 1.C Develop a continuous network of bicycle lanes and paths to connect neighborhoods with major activity centers and regional bicycle routes.				
1CA Future developments will be conditioned to provide appropriate and safe sidewalks and bicycle/pedestrian paths	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services	Department Budget, Development Application Fees
1CB Bicycle and pedestrian routes shall be coordinated and integrated with routes proposed or established in surrounding communities.	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services	Department Budget

PARKS, RECREATION AND TRAILS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
ICC Bicycle and pedestrian routes shall provide access to existing and proposed commercial areas, schools, parks, and scenic routes.	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services	Department Budget
Program 1.D Hitching posts shall be placed at appropriate locations including trail heads or parks, and bicycle racks shall be placed at commercial centers, parks, transit stops, trailheads, and schools in order to encourage equestrian and bicycle riding.				
1DA The multi-use trail plan should provide amenities for equestrian, hiking and biking activities, such as hitching posts, benches and troughs.	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services	Department Budget
Program 1.E Coordinate with County, State and Federal agencies to develop a portion of its trails system to provide local linkage to the Pacific Crest Trail on the eastern edge of the San Bernardino National Forest.				
1EA Coordinate with Joshua Tree National Park and the County of San Bernardino in relation to establishing a regional trail system	Immediate and On-Going	New Program	Community Development, State Park & Rec., County Planning, Community Services	Department Budget
Program 2.A Develop and adopt a regular inspection and maintenance program that addresses the condition, maintenance, and safety of the trail system.				
2AA Manage open space and trails in a manner that maintains a high quality visitor experience in keeping with preservation of the natural character and openness of the surrounding ecosystem.	Immediate and On-Going	New Program	Community Development, Community Services	Department Budget, Volunteers
2AB Enforce open space and trail rules and regulations as well as other municipal codes and ordinances, state and federal laws and statues pertaining to the conservation and protection of natural resources.	Immediate and On-Going	Existing Program	Community Development, Planning Division, Community Services	Department Budget
Program 2.B Coordinate the establishment of an Adopt-A-Trail or comparable program as a means of allowing volunteer groups and individuals, such as the Rotary Club and the Yucca Valley High School's Spider Program, to participate in trail maintenance and development.				

PARKS, RECREATION AND TRAILS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2BA Organize and facilitate volunteers to support, organize, and implement trail maintenance programs	Immediate and On-Going	New Program	Community Services	Department Budget
Program 2.C Establish or adopt sign standards to designate the various types of trails and their locations.				
2CA Promote the understanding of open space and trail system problems and solutions through educational and interpretive programs.	Immediate and On-Going	New Program	Community Development, Community Services	Department Budget
Program 2.D A standardized safe crossing sign to warn motorists of impending trail crossings shall be permanently installed by the Town and located in advance of all trail intersections with streets. A safe crosswalk for all trail users shall be located at appropriate intersections at Highway 62 and State Route 247.				
2DA Coordination with CalTrans will continue in an effort to secure and maintain crossings at both highways.	Immediate and On-Going	New Program	Community Development, Engineering Division, CalTrans, Community Services	Department Budget
Program 2.E Post trail signs to indicate the name, destination, and mileage and shall identify hazard areas and safety precautions. Signs shall be designed and placed in accordance with the standards established in the Town of Yucca Valley Parks and Trails Master Plan.				
2EA The Parks and Trails Master Plan shall establish specifications for trail sign standards.	Immediate and On-Going	New Program	Community Development, Community Services	Department Budget
Program 3.A Evaluate and utilize all available State, federal, and other funding sources, such as grants and loans for acquiring and maintaining recreational trail facilities, and pursue identified funding sources as available.				
3AA Pursue State and federal financing, including grants and loans, available for the development and maintenance of open space	Immediate and On-Going	New Program	Community Development, Community Services	Department Budget
3AB A volunteer group, consisting of Horseman's Association members, bicycle club, and trail users, etc., shall be established to maintain the trails and assist in funding.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Volunteers

PARKS, RECREATION AND TRAILS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 3.B The Town shall regularly review the availability of and make application for grants and fiscally responsible loans from state and federal sources to fund securing, constructing and maintaining the Town trails system.				
3BA Pursue State and federal financing, including grants and loans, available for the development and maintenance of open space	Immediate and On-Going	New Program	Community Development, Community Services	Department Budget
Program 4.A The Town shall institute joint agreements and encroachment permits, where appropriate, with the public and private sectors (utility companies, Hi-Desert Water District, development companies, flood control districts, and home owners association) that control easements and unused rights-of-way for the purpose of incorporating such lands into permanent trail linkages throughout the Town.				
4AA With approval of the local utility control districts, use flood control and channel easement areas to develop a multi-use trail system providing alternative transportation links to parks and open space areas.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division, Engineering Division	Department Budget
4AB Where possible, multi-use recreational trails shall be routed through designated open space, on publicly-owned lands or easements, along property boundaries, or in areas that are unavailable for other uses.	Immediate and On-Going	New Program	Community Development, Planning Division, Engineering Division	Department Budget
4AC Proposed developments adjacent to trail systems shall dedicate land for trail-head access points. Existing right-of-way and disposal properties should be utilized for these staging areas whenever possible.	Immediate and On-Going	New Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees
Program 5.A The Town Planning Staff shall routinely analyze development proposals and determine the appropriateness of incorporating trails into project design.				
5AA Land Development projects shall be required to dedicate easements, rights-of-way, and to construct necessary trail improvements.	Immediate and On-Going	New Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees
Program 5.B When appropriate and feasible, new development shall provide bicycle lanes and paths, as well as secure bicycle storage and parking facilities within the development for the benefit of its residents and guests.				

PARKS, RECREATION AND TRAILS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
5BA Land Development projects shall be required to dedicate easements, rights-of-way, and to construct necessary trail improvements.	Immediate and On-Going	New Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees
Program 5.C New development projects shall be required to dedicate easements for multi-use or single use trails which adjoin the development in accordance with the proposed Parks and Trails Master Plan.				
5CA All development proposals shall be evaluated for possible extensions of bikeways and trail systems, and shall dedicate necessary easement and right-of-way where necessary.	Immediate and On-Going	New Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees

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COMMUNITY DESIGN ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A - Periodically report on the implementation of the Land Use Element and shall make recommendations to the Planning Commission and Town Council to assure that residential densities and commercial development are appropriately distributed.				
1AA The Community Development Department shall annually report to the Planning Commission and Town Council regarding implementation of the General Plan.	Immediate and On-going	New Program	Community Development, Planning Division	Department Budget
1AB The Community Development Department shall present to the Planning Commission and Town Council on deficiencies and inconsistencies between the General Plan and the Development Code and shall recommend alternate means to correct those areas.	One Year Following General Plan Adoption	New Program	Community Development, Planning Division	Department Budget
1AC The Traffic Census Programs data shall be presented to the Traffic Advisory Committee, Planning Commission, and Town Council to evaluate changes in circulation pattern and their impacts upon the community.	Immediate and On-Going	Existing Program	Community Development, Engineering Division	Department Budget
Program 2.A Prepare and maintain an appropriate comprehensive Development Code/Zoning Ordinance, which defines the design parameters within which development in each zoning district must perform.				
2AA Design guidelines and standards shall be established and incorporated into the Development Code for each land use district.	With Adoption of the Development Code	New Program	Community Development, Planning Division	Department Budget
2AB Standards shall be adopted to ensure separation of incompatible land uses and to ensure physical improvements are built in harmony with the environment.	With Adoption of the Development Code	New Program	Community Development, Planning Division	Department Budget
Program 2.B A comprehensive application package and document outline shall be prepared to guide the development of Specific Plan documents, Conditional Use, Development Plan and other permits, and assure a thorough review of all community design issues.				

COMMUNITY DESIGN ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2BA User friendly and comprehensive application packages shall be available for each permit type.	With Adoption of the Development Code	Expanded Existing Program	Community Development, Planning Division	Department Budget
2BB Simplified informational application packages shall be distributed through the Board of Realtors and Chamber of Commerce.	With Adoption of the Development Code	Expanded Existing Program	Community Development, Planning Division	Department Budget
Program 3.A Encourage the use of curvilinear site planning in new development, varying setbacks with adequate minimums, and varying designs, elevations and facade articulations.				
3AA The Town's Design Guidelines Manual shall identify alternative methods for designing residential subdivisions which require appropriate modern design criteria.	With Adoption of the Development Code	New Program	Community Development, Planning Division	Department Budget
Program 4.A The Development Code shall include design standards for multi-family development that assure variety of design, the provision of safe and secure common open space, adequate parking and appropriate automobile storage, a comprehensive landscape program, perimeter walls and fencing where appropriate, and neighborhood enhancing design.				
4AA All multi-family residential programs shall be designed with and provide modern amenities and design features to ensure quality housing development.	With Adoption of the Development Code	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 5.A Review all commercial development plans to assure pedestrian-oriented circulation, visually and functionally integrated design, safe and convenient ingress and egress, screened loading and other noisy or unsightly areas, protected outdoor seating areas, and the planting of mature landscaping to provide an immediate effect of permanency.				
5AA The Gateway and Civic Center Specific Plans shall be adopted as a section of the Development Code, and shall establish standards for architecture, colors, building heights, setbacks, landscaping, access, parking, screening, and other related development standards.	With Adoption of Specific Plans	New Program	Community Development, Planning Division	Department Budget

COMMUNITY DESIGN ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
5AB The Highway 62 Master Plan shall be consistent with the General Plan, Redevelopment Implementation Plan, and Gateway/Civic Center Specific Plans.	Immediate and On-Going	New Program	Community Development, Planning Division, Engineering Division, Economic Development Division	Department Budget
Program 6.A The Specific Plan overlay shall be applied to all lands designated for "Mixed Use" developments, with plans providing linkages with the various uses by an efficient, internal network of pedestrian, bicycle and other non-vehicular transportation. Enhanced entry and other treatments, and balancing the employment and residential components in these developments shall also be characteristic of these developments.				
Program 7.A Routinely require the submittal of detailed landscape architectural and special signage designs for project entries and other special features, which reflect the character of the development, in keeping with community design policies, and the environmentally sensitive and rural character of the community.				
7AA Town sponsored Specific Plans and the Highway 62 Master Plan shall identify key locations for entryway and landscape features that shall be provided by property developers.	With Adoption of Specific Plans	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
7AB The Redevelopment Agency will develop grant and loan programs for ensuring above minimum standard development of entryway and landscape programs.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, RDA Funds
Program 7.B Coordinate with CalTrans on the construction, repair and/or upgrading of state highways to assure that community design consideration, such as parkways, median islands and other functional and aesthetic enhancements are integrated into streetscape design.				
7BA The Highway 62 Master Plan shall be jointly approved and implemented by the Town and CalTrans.	Immediate and On-Going	New Program	Community Development, Planning Division, Engineering Division	Department Budget
Program 7.C Take every opportunity to integrate native desert landscape materials and site-sensitive architectural designs into all public building projects to impact the community's environmental and rural sensitivity.				
7CA In conjunction with the Hi-Desert Water District, establish a landscape palette for all climate zones within the Town.	With Adoption of the Development Code	Expanded Existing Programs	Community Development, Planning Division	Hi-Desert Water District
Program 8.A Development proposals which include walls shall be reviewed for the appropriateness of integrating wall breaks or fenestration along public rights-of-way.				

COMMUNITY DESIGN ELEMENT

8AA The Development Code shall establish standards for screening uses, such as parking lots, storage areas, etc., from public view.	With Adoption of Development Code	New Program	Community Development, Planning Division	Department Budget
Program 9.A Require the preparation of Specific Plans for the Civic Center District, the Gateway Area, Section 32 Study Area, and other areas so designated.				
9AA Specific Plans shall be prepared for those properties so designated by the General Plan Land Use Map and Zoning Map.	With Adoption of General Plan and Development Code	New Program	Community Development, Planning Division	Department Budget
Program 10.A Developments proposing to build three stories or higher shall prepare detailed viewshed and other analyses demonstrating the compatibility of the proposal with surrounding development and viewsheds. Such additional height requests shall require final approval from the Town Council.				
10AA All development proposed in excess of two stories shall require Site Plan and Architectural Review by the Planning Commission.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
10AB In single family residential land use districts, structures proposed in excess of one story shall not be permitted if views are lost for any surrounding existing and possible future construction.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 11.A Prepare and adopt an appropriate sign ordinance which is sensitive to and reflects the desire to preserve the rural, environmentally sensitive character of the community, while providing the signage exposure necessary to assure a thriving commercial district.				
11AA The Sign Committee shall complete their effort to draft a comprehensive sign ordinance	Following Adoption of General Plan	Existing Program	Community Development, Planning Division, Sign Committee	Department Budget
Program 11.B Develop and coordinate the implementation of a signage retirement program, which establishes finite periods, not to exceed ten (10) years, by which existing non-conforming signage shall be replaced.				
11BA The Sign Ordinance shall contain an amortization period for non-conforming signs to be removed within no more than ten years.	With Adoption of Sign Ordinance	New Program	Community Development, Planning Division, Sign Committee	Department Budget
Program 12.A Incorporate a lighting standard ordinance which sets specific standards for lighting levels, acceptable types of lighting and fixtures, and location of lighting control in relation to adjoining and nearby properties.				

COMMUNITY DESIGN ELEMENT

12AA The Development Code shall establish standards for public and private lighting fixtures.	With Adoption of the Development Code	Expanded Existing Program	Community Development, Planning Division, Engineering Division	Department Budget
Program 12.B Develop and coordinate the implementation of a lighting retirement program, which establishes finite periods, not to exceed ten (10) years, by which existing non conforming lighting and fixtures shall be replaced.				
12BA The Development Code Lighting Ordinance shall establish an amortization period for non-conforming light to be removed and/or corrected within no more than ten years.	With Adoption of Development Code	Expanded Existing Program	Community Development, Planning Division, Engineering Division	Department Budget
Program 13.A A comprehensive image development and application program shall be competed to assure the cleanliest and most effective use of the Town logo on all Town vehicles, signage, street signs and other appropriate locations throughout the community.				
13AA Standards shall be established for use of the Town logo on all vehicles, equipment, buildings, etc.	Immediate and On-Going	Expanded Existing Program	Town Manager, Town Council	Department Budget

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SCENIC HIGHWAYS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Map those scenic corridors that are designed for scenic roadways and establish development guidelines to protect and enhance scenic values along those roadways.				
1AA As a part of the Master Plan of Roads and the Highway 62/247 Master Plans, identify and map local and regional roads specified as scenic routes.	With adoption of Master Plan of Roads and Highway Master Plan	New Program	Community Development, Planning Division	Department Budget
Program 2.A Establish guidelines and design criteria for development along scenic highways to meet the goal of scenic corridor protection for state and locally designated roadways.				
2AA The Development Code and Master Plan of Roads shall establish development standards and design guidelines for all scenic routes.	With adoption of Development Code and Master Plan of Roads	New Program	Community Development, Planning Division, Engineering Division	Department Budget
Program 2.B Architectural review within scenic corridors shall include review of building massing and design, heights and setbacks, and exterior colors and materials which shall remain compatible with the natural environments. The use of natural materials and earthtones shall be encouraged with materials such as reflective surfaces discouraged within the zone.				
2BA All development proposed on scenic roadways shall be reviewed by the Planning Commission	Immediate and On-going	New Program	Community Development, Planning Commission	Department Budget
Program 3.A Develop a program of landscape and architectural treatments for each of the major entry and focal points identified in the General Plan as they become available for enhancement in conjunction with roadway widening and/or adjacent development.				
3AA The Master Plan of Roads shall identify location and levels of improvements for scenic routes	With Adoption of Master Plan of Roads	New Program	Community Development, Planning Division, Engineering Division	Department Budget
Program 3.B Riding, hiking, and multi-use, bicycle trails and other compatible public recreation facilities shall be incorporated within scenic corridors.				
3BA Scenic Route design and improvement requirements shall be incorporated into the Parks Master Plan	With Adoption of the Parks Master Plan	New Program	Community Development, Community Services	Department Budget

SCENIC HIGHWAYS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 3.C Explore the feasibility of establishing vista points with interpretive displays, roadside rests, and information kiosks which could be developed at key locations along scenic highway corridors.				
3CA The Parks Master Plan shall incorporate possible vista points and information displays.	With Adoption of Parks Master Plan	New Program	Community Development	Department Budget
Program 4.A Review development proposals along or within the viewshed of scenic highways to preclude development with outside storage and/or to assure operations are adequately screened or restricted to enclosed building to the greatest extent practical.				
4AA The Development Code shall establish standards and design guidelines for preservation and enhancement of scenic routes.	With Adoption of Development Code	New Program	Community Development, Planning Division	Department Budget
Program 5.A Adopt a Development Code which prohibits and/or strictly regulates the construction of off-premises signs along scenic highway corridors.				
5AA The Sign Ordinance shall establish standards for consideration of allowing off-site signs.	With Adoption of Sign Ordinance	Expanded Existing Program	Community Development, Planning Division	Department Budget
Program 6.A Adopt a grading ordinance and hillside development regulations which assure adequate review and conditioning of proposals to minimize adverse impacts to sensitive viewsheds.				
6AA The Development Code shall establish grading and hillside development standards which preserve and conserve scenic vista resources.	With Adoption of Development Code	New Program	Community Development, Planning Division	Department Budget

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ECONOMIC DEVELOPMENT ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Promote commercial expansion to continue to attract residents of surrounding communities, and ultimately expand Yucca Valley's revenue base.				
1AA Emphasize medium-sized and smaller employment firms to reduce disruptions and cyclical and structural changes in regional, state, and national economies.	Immediate and On-Going	New Program	Town Manager, Redevelopment Agency, Community Development, Economic Development Division	Department Budget, Redevelopment Agency Funds
1AB Create joint public/private efforts to expand the taxable retail sales base of Yucca Valley by an average of five percent per year over the next five years.	Immediate and On-Going	New Program	Town Manager, Redevelopment Agency, Community Development, Economic Development Division	Department Budget, Redevelopment Agency Funds
1AC Market the Town as a community that fosters economic development.	Immediate and On-Going	New Program	Town Manager, Community Development, Economic Development Division	Department Budget
Program 2.A Actively promote and facilitate those developments and revitalization projects which generate employment opportunities and contribute to Town General Fund revenues.				
2AA Support and encourage the development of motor home/recreational vehicle sales and service centers.	Immediate and On-Going	New Program	Town Manager, Redevelopment Agency, Community Development, Economic Development Division	Department Budget, Redevelopment Agency Funds

ECONOMIC DEVELOPMENT ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2AB Work to: - Develop an incentive program to encourage medium-sized, labor intensive industrial and commercial developments that will expand the Town's employment base. - Retain the services of an Economic Development Specialist to market the Town and coordinate its development activities.	Nine Months After General Plan Adoption	New Program	Town Manager, Community Development, Economic Development Division	Department Budget
2AC Deliberately practical revitalization programs should be negotiated between the Town and the individual district or owners and tenants. Such programs may be of one-, three-, or five-year duration (or more) and may include: - Voluntary structure/space rehabilitation loans - New public improvements maintenance assessment district - Public improvements installation one-time costs (lighting, tree planting, street signing, etc.). - On-street parking management programs - District identification symbols/logos, within the overall framework of a Yucca Valley logo.	With Adoption of Strategic Economic Development Plan	New Program	Town Manager, Community Development, Economic Development Division	Department Budget, RDA Funds
Program 3.A Establish development standards and controls which result in functionally planned and attractive commercial service facilities which leave a lasting positive impression on visitors to the Town.				
3AA Emphasize and negotiate high-quality site planning and structure design through project urban design review by staff	Immediate and On-Going	New Program	Town Manager, Community Development, Planning Division	Department Budget, Development Application Fees
3AB Establish standards in the Development Code which stimulate landscape, water treatment, lighting standards, fine arts, and urban design achievements in new, rehabilitated, and adaptive use structures and sites.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees

ECONOMIC DEVELOPMENT ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
3AC Require high-quality perimeter public improvements design and construction linked to the new or rehabilitated project in the Development Code.	Immediate and On-Going	New Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees
3AD Establish a balance between development performance standards and project mitigation fee schedules; establish public benefit trade-offs which secure public art/landscaping/hardscaping/water elements/etc., as a part of new private development approvals; and formulate a process for new development and revitalization project review which combines urban design, livability, and public performance standards.	Immediate and On-Going	New Program	Community Development, Planning Division, Economic Development Division	Department Budget, RDA Funds, Development Application Fees
Program 3.B Actively coordinate and cooperate with the Chamber of Commerce and appropriate federal agencies in promoting the Joshua Tree National Park and the Mojave Desert as destination recreation areas.				
Program 4.A Coordinate with the Hi-Desert Water District and the Warren Valley Basin Water Master to maximize the availability of domestic water resources, to allow for continued economic development.				
4AA Continue cooperative efforts with the Hi-Desert Water District to resolve potable water supply deficiencies and overdraft of the Warren Basin.	Immediate and On-Going	Existing Program	Community Development, Town Manager, HDWD	Department Budget
Program 5.A Plan and coordinate the provision of major infrastructure through the development and implementation of master capital facilities plans that address and enhance commercial, agricultural and industrial development needs.				
5AA Identify areas with adequate existing facilities and services, areas which have adequate facilities and services committed, or areas where public services and facilities can be economically extended.	Start Identification Nine Months After General Plan Adoption, Then Update Annually	New Program	Town Manager, Community Development, Engineering Division, Planning Division	Department Budget

ECONOMIC DEVELOPMENT ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
5AB Develop an infrastructure assessment and reporting system as part of the implementation of AB 1600 and the on-going Capital Improvement Program to monitor the capacity of existing facilities in order to ensure that a proposed development does not overwhelm the existing facilities.	Complete as Part of First Budget Review Process After General Plan Adoption, Then Implement Annually	New Program	Town Manager, Community Development, Engineering Division, Planning Division	Department Budget, Development Review Fees
5AC Revise Town applications and/or environmental forms as necessary to require that applicants for new development provide sufficient information regarding their project to permit the Town to determine the significance of potential impacts on existing services and facilities, and to determine the specific facilities and services which will be necessary to support project buildout consistent with the General Plan.	Revise applications Two Months After General Plan Adoption	New Program	Community Development, Planning Division, Engineering Division	Department Budget
Program 5.B Residential, commercial and industrial development proponents shall be responsible for their fair share of on and off-site improvements required to support the development proposal. Improvements required may include, but are not limited to, street construction and signalization, utility extensions, drainage facilities, parks and other facilities.				
5BA Maintain a development review process which places the ultimate responsibility on the project sponsor for ensuring that necessary infrastructure improvements (including systemwide improvements as defined in the Public Services and Facilities Element) needed to support new development are, in fact, available at the time they are needed.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division	Department Budget, Development Review Fees

ECONOMIC DEVELOPMENT ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
5BB Require that all new development pay the applicable Development Impact Fees established by the Town Council. Maintain flexibility in the collection and application of Development Impact Fees to permit the construction of master planned facilities in lieu of fees when the Town determines it is in the public interest to do so. Where the value of the services and facilities required to support buildout of a proposed development exceed established Development Impact Fees, require the construction for such facilities as a condition of approval, and enter into an agreement with the developer for reimbursement from future development fees for the excess costs. Such reimbursements shall be from future fees collected for the specific excess facilities which the initial developer was required to construct.	With Adoption of Development Impact Fees	New Program	Community Development, Administrative Services Department	Department Budget, Development Application Fees, Development Impact Fees
Program 5.C Cooperate with CalTrans to maximize the efficient use of roadway capacity on State Highways 62 and 247.				
5CA Prepare and submit to CalTrans the Highway 62 and 247 Master Plan	One Year Following General Plan Adoption	New Program	Community Development, Traffic Advisory Committee, Planning Commission, Town Council	Department Budget, Redevelopment Agency
6AA Provide for the continued array of environmentally suitable land uses which have been the historic reality in the Town in order to encourage diversity; maintain and enhance the vitality of the commercial district/corridors and protect residential neighborhood enclaves which are the Town's pattern; and promote reinvestment in each of these areas.	With Adoption of Development Code	New Program	Community Development, Planning Division	Department Budget

ECONOMIC DEVELOPMENT ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 6.A Encourage the maintenance and/or rehabilitation of older residential neighborhoods to enhance the quality of neighborhood character and the general quality of life in the community.				
6AB Define acceptable current and future development densities, with emphasis on the feasibility of reinvestment in existing land and structures.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, RDA Funds
6 AC Promote the retention of existing uses, adaptive reuse, and new development in accordance with the Land Use Element and implementing Development Code.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
6AD Promote reinvestment in existing housing inventory of all density types and occupant income levels.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, RDA Funds
Program 7.A Actively pursue and, where appropriate, participate in the development of commercial and industrial projects which take advantage of existing major transportation facilities including State Highways 62 and 247.				
7AA Designate segments of State Routes 62 & 247 on the General Plan Land Use map for regionally oriented commercial uses. Require development of a specific plan for large parcels.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
7AB Develop a "regional commercial" zone	Upon Adoption of General Plan	New Program	Community Development, Planning Division	Department Budget
Program 7.B Develop and implement Specific Plans that maximize the efficient use of vacant and partially developed commercial lands and assure development of a mix of complimentary land uses.				
7BA Establish a deliberate economic development strategy for each visible district which would include the participation of major district anchors in any district development activity.	With Adoption of Strategic Economic Development Plan	New Program	Community Development, Economic Development Division, Town Manager	Department Budget
7BB Allow for a specific or development plan ordinance technique which encourages and provides incentives for phased land use transition.	With Adoption of Development Code	New Program	Community Development, Economic Development Division, Planning Division	Department Budget

ECONOMIC DEVELOPMENT ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 7.C Evaluate the need for and appropriateness of promoting commercial and industrial development in the vicinity of Highway 247 and Buena Vista.				
7CA Provide infrastructure/public improvements (including parking management and development) along State Route 62 & 247.	Immediate and On-Going	New Program	Community Development, Planning Division, Engineering Division	Department Budget, CIP Funds
Program 8.A The development implementation strategy and economic profile shall be used to proactively promote all types of development which will enhance the existing rural character and support economic growth and employment opportunities within the community.				
8AA Continue existing public and private partnerships to market the Town; establish new economic development initiatives on a district or neighborhood specific focus; and develop funding mechanisms between the Town and property owners where appropriate and feasible.	Immediate and On-Going	Expanded Existing Program	Town Manager, Community Development, Economic Development Division, Chamber of Commerce	Department Budget, RDA Funds
8AB Prepare and implement an economic diversification strategy that includes approaches to broadening the Town's economic base, creating residential employment opportunities, and enhancing the Town's tax base.	With Adoption of Strategic Economic Development Plan	New Program	Town Manager, Community Development, Economic Development Division	Department Budget
Program 9.A Promote Yucca Valley as the logical location for new and expanded regional administration centers for governmental and private sector offices serving the south Mojave Desert region.				
9AA Aggressively promote the Town as a community supportive of economic development.	Immediate and On-Going	New Program	Town Manager, Community Development, Economic Development Division	Department Budget
Program 10.A Proactively promote improved employment opportunities for all socio-economic sectors, and especially lower-income households within the community, to increase average household and discretionary incomes.				
10AA Include a job training/job creation component in all economic development programs, including the commercial facade renovation and redevelopment projects, as feasible.	With Adoption of Strategic Economic Development Plan	New Program	Town Manager, Community Development, Economic Development Division	Department Budget

ECONOMIC DEVELOPMENT ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
10AB Enhance the economic security of the Town's residents by developing and implementing resident job hiring and job training programs.	With Adoption of Strategic Economic Development Plan	New Program	Town Manager, Community Development, Economic Development Division	Department Budget
10AC Capture specific JTPA and EDD allocations for job training and job development activities within the Town—targeted to upgrading residents' job skills, meeting the training needs of specific sectors of the population, addressing job retention and specifying job creation goals.	With Adoption of Strategic Economic Development Plan	New Program	Town Manager, Community Development, Economic Development Division	Department Budget, JTPA, EDD
10AD Create a "Local Hire" program to link businesses with residents by establishing a job bank, advertising, holding an annual job fair, etc.	With Adoption of Strategic Economic Development Plan	New Program	Town Manager, Community Development, Economic Development Division	Department Budget
Program 11.A Streamline and expedite the development review process through concurrent processing of applications and facilitating parallel tracking design review and the building permit process without sacrificing quality development.				
11AA The Development Code shall be structured to encourage concurrent processing of planning, building, grading, engineering, and environmental applications.	With Adoption of Development Code	Expanded Existing Program	Community Development, Planning Division	Department Budget
Program 12.A Promote unique or special events/uses/activities which will enhance the area's image as a tourist resort and recreation area, including appropriately located RV parks, rodeo fairgrounds, desert camping and hiking, a County Fair and similar events and uses.				
12AA Special events and activity promotion shall be outlined in the Strategic Economic Development Plan	With Adoption of Strategic Economic Development Plan	Expanded Existing Program	Community Services, Town Manager	Department Budget
Program 13.A Coordinate with Park staff, Chamber of Commerce and other appropriate entities to develop and promote events which will attract tourists to both the Town and the Park for hiking, camping, horseback riding and any appropriate annual festivals and other activities.				

ECONOMIC DEVELOPMENT ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
13AA The Strategic Economic Development Plan shall address and promote tourist oriented business development and expansion of promotional efforts for the Joshua Tree National Park.	With Adoption of Strategic Economic Development Plan	New Program	Town Manager, Community Development, Economic Development Division, Chamber of Commerce	Department Budget
Program 13.B Consult and cooperate with Park staff to promote Joshua Lane as a major entry-way to the Joshua Tree National Park.				
13BA Continue the analysis of existing Black rock Canyon Road into and through the Joshua Tree National Park.	With Adoption of Strategic Economic Development Plan	New Program	Town Manager, Community Development, Economic Development Division, Chamber of Commerce	Department Budget

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BIOLOGICAL RESOURCES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A The General Plan and related environmental data shall be periodically updated to maintain an accurate and effective mapping system and information base on sensitive plant and animal species occurring within the Town and vicinity.				
1AA Technical data and information obtained from biological studies and other sources shall be mapped into the Geographic Information System (GIS).	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
1AB Monitor and record studies in technical data and other reports provided by other government agencies regarding biological resources with the Town and surrounding area.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budgets, Development Application Fees
Program 2.A Establish and maintain a broad range of contacts with local, county, state and federal agencies, as well as private non-profits, and cooperate in efforts to maintain and broaden habitat conservation, especially that essential for the preservation of endangered species.				
2AA Coordinate with other agencies in determining appropriate multi-species conservation plans.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
2AB Work with the County Flood Control District and State Fish and Game to maintain flood control channels in their natural state to preserve and protect existing riparian habitat and wildlife movement corridors.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division, Engineering Division, Fish & Game, County Flood Control	Department Budget
2AC Require utility companies to revegetate along all above and underground utility installation.	Immediate and On-Going	New Program	Community Development, Utility Companies	Department Budget
2AD Until adoption and implementation of the West Mojave Plan, the Town shall continue to require Desert Tortoise Surveys and as necessary Habitat Conservation Plans for new development in compliance with Federal Section 10a(1)(B) of the Endangered Species Act and Section 2081 of the State Endangered Species Act.	Immediate and On-Going	Existing Program	Community Development, Planning Division, Fish and Game, Fish and Wildlife	Department Budget, Development Application Fees

BIOLOGICAL RESOURCES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2AE In order to streamline development planned and impact mitigation, the Town shall prepare and submit a Town-wide Habitat Conservation Plan for the Desert Tortoise. Staff shall work closely with U.S. Fish & Wildlife staff and other appropriate agencies to assure most expeditious processing possible.	Following Completion of West Mojave Coordinated Management Plan	New Program	Community Development, Planning Division, Fish and Game, Fish and Wildlife	Department Budget, Development Application Fees
2AF Establish and/or maintain a formal liaison with the Bureau of Land Management and other appropriate federal and state agencies to assure maximum input in the preparation, revision and implementation of the West Mojave Plan. Said liaison and associated consultation shall be directed to the achievement of a practical, coherent efficient and cost-effective method of addressing impact assessment and mitigation associated with the Desert Tortoise.	Immediate and On-Going	Existing Program	Community Development, Planning Division, BLM	Department Budget, Development Application Fees
Program 3.A Conduct a through assessment of impacts to habitat and/or wildlife associated with proposed development, including requiring the preparation of detailed biological resource surveys and mitigation programs in identified sensitive areas of the Town.				
3AA Require biological assessments to be performed by a qualified biologist in areas where the existence of rare or endangered species is known or can reasonably be expected to exist, using resource maps within the General Plan and EIR as a guide. In addition, require the implementation of the recommendations included in biological reports as conditions of approval.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees

BIOLOGICAL RESOURCES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
3AB Where preservation and conservation of biological resources are dependent upon mitigation measures adopted as conditions of approval establish the following monitoring programs: All discretionary approvals requiring mitigation measures for impacts to biological resources shall include the condition that the mitigation measures be monitored and modified if necessary, unless a funding is made that such monitoring is not feasible. The monitoring program shall be designed to determine if the mitigation measures were implemented and if they were effective. The monitoring program shall be funded by the project applicant to ensure compliance with and effectiveness of conditions of approval. Explore opportunities of land banking of both sensitive species and their habitats for use in future mitigation programs (See Program 5B).	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
3AC Land clearing shall be regulated to reduce habitat loss, pursuant to the plant protection and management ordinance and erosion control regulations.	With Adoption of the Development Code	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
3AD Grading and cut and fill operation shall be minimized to reduce vegetation, soil and habitat loss.	With Adoption of the Development Code	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
3AE The encroachment of incompatible land uses on areas reserved for open space and natural habitat shall be restricted.	With Adoption of the Development Code	New Program	Community Development, Planning Division	Department Budget, Development Application Fees

BIOLOGICAL RESOURCES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
3.AF Provide developers with detailed information on: preservation and re-use of valuable top soils; use of locally relevant xeriscape design concepts; and shall discourage unnecessary clearing of native desert landscape.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 4.A The General Plan Land Use, Circulation, and Open Space and Conservation Elements shall recognize, reflect and provide an effective buffer between urban-type development and other incompatible uses, and the Joshua Tree National Park and other sensitive wildlife and open space and conservation lands.				
4AA Require all development, including roads, proposed adjacent to sensitive biological areas identified on resource maps, blue line streams and riparian and other biologically sensitive habitats to provide adequate buffers and be set back a sufficient distance to eliminate significant impacts to such areas.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 5.A Until adoption and implementation of the Western Mojave Plan, the Town shall continue to require Desert Tortoise surveys and, as necessary, Habitat Conservation Plans, for new development in compliance with Federal Section 10a (1)(B) of the Endangered Species Act.				
Program 5.B Establish and/or maintain a formal liaison with the Bureau of Land Management and other appropriate federal and state agencies to assure maximum input in the preparation, revision and implementation of the West Mojave Plan. Said liaison and associated consultation shall be directed to the achievement of a practical, coherent, efficient and cost-effective method of addressing impact assessment and mitigation associated with the Desert Tortoise				
Program 6.A Enforcing the Town's Joshua Tree removal permit process, Planning staff shall also develop and make available information on salvaging and transplanting Joshua Trees, and other appropriate native vegetation, and shall provide a list of qualified arborists as part of a program to preserve and extend the Joshua Tree Woodlands community throughout the Town.				
6AA Native desert plants shall be reincorporated into on-site landscaping plans.	On-Going	Expanded Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
6AB Draft a new plant protection and management ordinance designed to implement natural resource conservation and preservation.	With Adoption of Development Code	Expanded Existing Program	Community Development, Planning Division	Department Budget

BIOLOGICAL RESOURCES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 7.A Consult and coordinate with the Hi-Desert Water District, San Bernardino County Flood Control, Southern California Edison and other appropriate public and quasi-public agencies, to encourage the establishment of a system of multiple use corridors with wildlife and public interconnection between open space areas in the community and vicinity.				
7AA Continue coordinated review of public and private projects with other public agencies and utility companies in order to facilitate expansion of multi-use trails and corridors.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division, County Flood Control, Utility Companies	Department Budget and Development Application Fees
Program 8.A Prepare a comprehensive planting materials list, which shall include native and non-native, drought-tolerant trees, shrubs and groundcover, which complement the local environment, provide habitat for local wildlife, and extend the desert into the built environment.				
8AA The Town and the Hi-Desert Water District shall jointly draft a Master Plant List and Irrigation Standards to be implemented for private land development projects	Immediate and On-Going	Expanded Existing Program	Community Development Department, Planning Division, Hi-Desert Water District	Department Budget, Development Application Fees
Program 8.B Provide developers with detailed information on; preservation and re-use of valuable top soils; use of locally relevant xeriscape design concepts; and shall discourage unnecessary clearing of native desert landscape.				
Program 8.C Develop and promote a comprehensive educational program making the public more aware of the Town's biological resources. In the effort, staff shall solicit the aid of the Morongo Unified School District and coordinate the program with a similar educational program for animal control.				
8.CA Coordinate drafting of information brochure and literature to be distributed through the Hi-Desert Nature Museum, Chamber of Commerce and local utility company offices.	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services, MUSD	Department Budget
8.CB Develop and implement a public information video to be played on Century Communication describing the importance of natural resources and how they can be preserved and conserved by private land owners.	Following Adoption of General Plan	New Program	Community Development, Planning Division Century Communication	Department Budget

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ARCHAEOLOGICAL AND HISTORIC RESOURCES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A An archaeological and historical resources data base shall be established and maintained at Town Hall, and shall incorporate information from the Archaeological Information Center (AIC), focused cultural resource studies conducted in the study area, and other resources.				
1AA Record all available information regarding archaeological historic resources within the GIS data base.	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services Department	Department Budget, Development Application Fees
1AB Specific resource area map shall be filed as confidential and not made generally available.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 2.A Insure that development or land use proposals, which have the potential to disturb or destroy sensitive resources, shall be evaluated by a qualified professional through appropriate resource surveys, and that mitigation measures are implemented.				
2AA Development project proposed to be located in areas of probability of impact to resource shall be required to submit archaeological and historical resource surveys according to Town standards.	Immediate and On-Going	Expanded Existing Program	Community Development,, Planning Division	Department Budget, Development Application Fees
2AB Require archaeological analysis of all sites as identified on the resource map as part of CEQA initial study procedures prior to project applications and ensure that the finding of studies are implemented.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
2AC Avoid, wherever feasible widening roadways or increasing traffic volumes adjacent to historic structures which would jeopardize their historic integrity.	Immediate and On-Going	New Program	Community Development, Planning Division, Engineering Division, Community Services	Department Budget
Program 3.A Maintain mapping information and similar location-oriented resources in a confidential manner and shall assure that only those with appropriate professional and organizational ties are provided access to these sensitive records.				

ARCHAEOLOGICAL AND HISTORIC RESOURCES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 3.B In the course of reviewing development proposals and cultural surveys that identify sensitive resources, staff shall, where appropriate, encourage in-place preservation or the recovery and preservation of materials for later study and display.				
Program 4.A The Community Services Commission shall work with staff and elected officials in prioritizing and proposing action on the preservation and registration of important archaeological and historical resources in the community and vicinity.				
4AA Work with the Hi-Desert Nature Museum and Chamber of Commerce to establish the Hi-Desert Nature Museum as a local museum facility to display local archaeological, as well as historical artifacts.	On-Going	New Program	Community Services	Department Budget

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WATER RESOURCES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Continue implementing the water conservation-oriented landscape ordinance to comply with State Assembly Bill 325 (AB 325), by requiring the use of natural and drought resistant planting materials and efficient irrigation systems.				
1AA Implement and monitor water conservation ordinance requirements.	Immediate and On-going	Expanded Existing Program	Community Development, Planning Division, Hi-Desert Water District	Department Budget, Development Application Fees
1AB Adopt, implement and monitor the Yucca Valley Master Landscape pallet.	With Adoption of the Development Code	Expanded Existing Program	Community Development, Planning Division, Hi-Desert Water District	Department Budget, Development Application Fees
1AC Evaluate the possibility of requiring planting of native plant materials on development projects which require limited or no irrigation.	With Adoption of the Development Code	Expanded Existing Program	Community Development, Planning Division, Hi-Desert Water District	Department Budget, Development Application Fees
Program 1.B The Town shall coordinate and cooperate with the Hi-Desert Water District in the development of educational materials and programs that encourage and facilitate water conservation throughout the community and encourage the Morongo Unified School District to develop landscaping plans using desert plants consistent with water conservation.				
1BA Provide public information handouts explaining the need for water conserving landscape technique.	Immediate and On-going	Expanded Existing Program	Community Development, Planning Division, Hi-Desert Water District	Department Budget
1BB Coordinate public service announcements through the local media regarding water conserving techniques.	Immediate and On-going	Expanded Existing Program	Community Development, Planning Division, Hi-Desert Water District, Century Communication	Department Budget
1BC Encourage the Hi-Desert Nature Museum to pursue educational programs regarding water conservation.	Immediate and On-going	New Program	Community Development, Community Services	Department Budget
1BD Provide information regarding grey water use for single family residential units.	Immediate and On-going	New Program	Community Development, Building & Safety Division	Department Budget
Program 2.A To the extent practical, the Town shall coordinate the efforts of County Transportation/Flood Control and Hi-Desert Water District to encourage the design of flood control facilities so as to enhance opportunities for use of stormwater for groundwater recharge and to minimize land use conflicts between percolation/recharge basins and/or stormwater detention basins and other land use.				

WATER RESOURCES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2AA Where feasible, direct storm waters collected in streets and drainage systems to settling basins/percolating basins.	Immediate and On-going	Existing Program	Community Development, Planning Division, Engineering Division, County Transp/Flood Control, Hi-Desert Water District	Department Budget, Development Application Fees, Benefit Assessment District
2AB All efforts shall be made to ensure joint water conservation/recreation use of all groundwater recharge facilities.	Immediate and On-going	Expanded Existing Program	Community Development, Community Services, Hi-Desert Water District, County Transp/Flood Control	Department Budget, Development Application Fees, Benefit Assessment District
2AC Work with San Bernardino County to encourage preservation of natural hydrology and major creeks and other natural drainage areas are retained in their natural state.	Immediate and On-going	Expanded Existing Program	Community Development, Engineering Division, County Transp/Flood Control	Department Budget, Development Application Fees, Benefit Assessment District
Program 2.B Establish regulations and guidelines for the development and maintenance of project-specific on-site retention / detention basins which enhance groundwater recharge and complement regional flood control facilities.				
2BA Develop a Yucca Valley Hydrology Manual to ensure necessary review and implementation and mitigation measures required for flood control practice.	One Year Following the Adoption of the General Plan	New Program	Community Development Department, Engineering Division	Department Budget, Development Application Fees
2BB Modify the Floodplain Management Ordinance to reflect new and amended programs and techniques for flood control practices.	With Adoption of the Yucca Valley Hydrology Manual	New Program	Community Development Department, Engineering Division	Department Budget, Development Application Fees
Program 3.A Confer and coordinate with the Hi-Desert Water District to maintain a data base on the status of water resources, including water production in acre feet per year, water quality, and additional potential water resources				
3AA Monitor, through information provided by the Hi-Desert Water District, increases and/or decreases in ground water resources and changes to those resources achieved through recharge programs.	Immediate and On-going	Expanded Existing Program	Community Development Department, Town Manager	Department Budget

WATER RESOURCES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 4.A Confer, coordinate and cooperate in planning efforts with the Hi-Desert Water District and the County Transportation/ Flood Control district to minimize land use conflicts between percolation/recharge basins and/or stormwater detention basins and other land uses.				
4AA As an element of project review, adequate buffers and separation shall be designed into both recharge facilities, and private land development projects.	Immediate and On-Going	Expanded Existing Program	Community Development Department, Planning Division	Department Budget, Development Application Fees
Program 5.A Develop, maintain and share records and technical information on all sites which have the potential to contaminate groundwater resources with the Hi-Desert Water District and other appropriate agencies.				
5AA Water resource data, including possible contamination sites and locations of hazardous/toxic material sites, shall be recorded and monitored.	Immediate and On-Going	New Program	Community Development Department, Engineering Division, Planning Division	Department Budget
5AB Abatement and other corrective measures shall be implemented to eliminate possible groundwater contamination sources.	Immediate and On-Going	Expanded Existing Program	Community Development Department, Engineering Division	Department Budget
Program 5.B Evaluate all proposed land use and development plans for their potential to create groundwater contamination hazards from point and non-point sources, and shall confer with other appropriate agencies to assure adequate review.				
5BA Development Code performance standards shall be drafted and adopted to ensure no new uses are created which have the potential to contaminate groundwater resources.	Immediate and On-Going	New Program	Community Development Department, Engineering Division	Department Budget, Development Application Fees
Program 6.A Confer, coordinate and cooperate with the Hi-Desert Water District and lend its support to the development of a needs assessment and feasibility analysis of the design and construction of wastewater collection and treatment facilities in the community.				
6AA Provide assistance and technical data as requested, and help facilitate appropriate site planning for future wastewater collection and treatment facilities.	Immediate and On-Going	Expanded Existing Program	Community Development Department, Engineering Division, Planning Division, Town Manager	Department Budget
Program 6.B If and when the wastewater treatment facility is constructed, the Town shall encourage the Hi-Desert Water District to consult with appropriate agencies and potential end user, and evaluate the use of tertiary treated wastewater for golf course and landscaping irrigation, wherever feasible.				

WATER RESOURCES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
6BA Continue coordinated planning and construction programs for use of tertiary treated wastewater and non-potable water from the State Water Project.	Immediate and On-Going	Expanded Existing Program	Community Development Department, Community Services, Town Manager	Department Budget

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AIR QUALITY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Actively promote and pursue expansion of the existing air quality monitoring station, installed at the Community Center by the MDAQMD, to include NO _x , SO _x and CO.				
1AA Pursue acquisition and donation of equipment to complete the air quality monitoring station.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget
Program 1.B Be notified of all violations of air quality standards in an annual report, which shall document and illustrate trends and assess identifiable causes of exceedances.				
1BA Reports distributed from the Mojave Desert Air Quality Management District (MDAQMD) shall be distributed to Town Council and Planning Commission.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget
1BB An annual report shall be distributed to the Town Council and Planning Commission evaluating trends in local air quality standards.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division	Department Budget
Program 2.A Coordinate activities with the MDAQMD in conjunction with other local and regional agencies and take an active role in the development and application of air quality regulations.				
2AA Support Federal, State and Regional legislation which is consistent with Yucca Valley's air quality goals.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division	Department Budget
2AB Cooperate with MDAQMD and surrounding areas in an effort to establish regional solutions to air quality problem through the implementation of the MDAQMD Air Quality Plan.	Immediate and On-Going	Existing Program	Community Development, Planning Division, Mojave Desert Air Quality Management District	Department Budget
Program 2.B Guidance of the MDAQMD shall be sought in the review of major or significant project proposals, through referral of development plans and/or draft environment impact reports and negative declarations, or through formal or informal consultation.				
2BA Continue to refer all public and private land development projects to the MDAQMD for review and comment.	Immediate and On-Going	Existing Program	Community Development, MDAQMD, Department Budget Development Application Fees	Department Budget, Development Application Fees
2BB Continue to attend and participate in MDAQMD meetings and conferences to ensure implementation of program and policies designed to improve Air Quality.	Immediate and On-Going	Existing Program	Community Development, MDAQMD, Department Budget	Department Budget

AIR QUALITY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 3.A The Town Land Use Element shall be developed and maintained to locate air pollution point sources, such as manufacturing facilities, away from residential areas and other sensitive receptors.				
3AA Prior to project approval of such uses, require that mineral extraction, transportation and processing facilities located within the Town and study area obtain permits from and satisfy all requirement of the MDAQMD.	Immediate and On-Going	New Program	Community Development, Planning Division, Mojave Desert Air Quality Management District	Department Budget, Development Application Fees
3AB Require that physical barriers, such as the following, are designed and constructed along roadways and sensitive receptors to supplement methods to reduce the effects of blowing dust from day-to-day operations: - Drought tolerant screening vegetation along borders of processing facilities which are adjacent to roadways or sensitive land uses. - Landscaped berms along project edges where extraction and processing activities are currently taking place. - Other physical barriers designed to prevent visible particulate matter from being deposited upon public roadways and sensitive land uses as a result of such operations.	Immediate and On-Going	New Program	Community Development, Planning Division, Mojave Desert Air Quality Management District	Department Budget, Development Application Fees
Program 3.B Include buffer zones within residential and other sensitive receptor site plans to separate those uses from highways, arterials, point sources and hazardous material locations.				
Program 4.A Coordinate with developers and regulate the phasing and staging of development to assure the lowest pollutant emission levels possible. In addition, the Town shall impose mitigation measures on all new development to provide for the adequate use of water trucks and other features which will effectively limit fugitive dust emissions resulting from construction.				

AIR QUALITY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4AA Require that construction activity and operations include appropriate and feasible measures to minimize fugitive dust. Potential measures include: Grading: - Minimizing the extent of cleared or graded areas at any given time by limiting the amount of top soil and vegetative cover that can be removed to the area currently under construction. - Regular watering of graded and cleared areas. - Establishment of vegetative cover as soon as possible after grading is completed. - Application of MDAQMD approved soil tackifiers, soils stabilization mulches, and/or oil emulsions to all inactive construction areas (previously graded areas which remain inactive for more than 96 hours), where feasible. - The stockpile of topsoil removed during the grading process and its replacement on finished areas to improve revegetation of the disturbed area.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division, Mojave Desert Air Quality Management District	Department Budget, Development Application Fees

AIR QUALITY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Transportation: - Establishment of maximum speed limits within construction areas. - Wash off trucks and equipment which leave construction site. - Development of construction traffic plans to minimize traffic flow interference from construction activities to adjacent public rights-of-way. - Require that construction activities which may decrease traffic flow on public right-of-ways are scheduled on off-peak traffic hours. Stationary Equipment: - Use of stationary construction equipment which is designed to produce low emissions and/or burns low sulfur fuel. - Use of existing power sources (e.g. power poles) or clean fuel generators rather than temporary power generators.	Immediate and On-Going	Expanded Existing Program	Community Development, Mojave Desert Air Quality Management District	Department Budget, Development Application Fees
4AB Require as a condition of approval that new development offset the loss of existing Joshua trees with the establishment of, or the participation in, tree planting program either at the construction site or elsewhere in the community.	Immediate and On-Going	Expansion of Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
4AC Participate in the establishment of public private partnerships for the provision of innovative public and private transportation services and systems where the enhancement of the local and regional air quality is a major goal.	Immediate and On-Going	Expansion of Existing Program	Community Development, Planning Division	Department Budget

AIR QUALITY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4AD Cooperate with regional transit agencies in the continued development of diverse and efficiently operated transportation systems which generate the minimum feasible pollutants.	Immediate and On-Going	Expansion of Existing Program	Community Development, Planning Division, MBTA	Department Budget
4AE Develop incentive programs which recognize and reward developments that use new and innovative emission reduction techniques such as: • Introduction of innovative efficient window glazing, wall insulation, and ventilation systems. • Introduction of efficient air conditioning, heating, and appliances. • Incorporation of passive solar design, and solar heating systems. • Innovative use of energy cogeneration and/or use of waste energy. • Landscape techniques which reduce water consumption and provide passive solar benefits.	24 Months Following General Plan Adoption	New Program	Community Development, Building & Safety Division, Planning Division	Department Budget, private utility incentives, CDBG funds as available

AIR QUALITY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4AF Develop programs to implement transportation demand management programs such as: - Implementing employee ride share and transit incentives in public agencies. - Require employee ride share and transit incentives for employers with more than 25 employees at a single location. - Working with private agencies in the implementation of teleconferencing and telecommuting with employers with more than 25 employees at a single location. - Participating with SANBAG to develop a public/private telecommunications center in the Morongo Basin.	Develop Overall Framework for Implementation Eight Months Following General Plan Adoption	New Program	Community Development, Planning Division, MBTA	Department Budget, Transportation Grants and funds as available
4AG Establish incentives and regulations to eliminate work trips including such actions as: - Implementing staggered, flexible and compressed work schedule in public agencies. - Working with private agencies to incorporate work schedule flexibility programs for employers with more than 25 employees in a single location.	Immediate and On-Going	New Program	Community Development, Planning Division, MBTA	Department Budget, Transportation Grants and funds as available

AIR QUALITY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4AH Include trip reduction requirements in the development code with the goal of reducing home-to-work trips by facilitating participating in the following programs: - Incorporation of design measures into new development and, where feasible into existing developments proposed for intensification, which include preferential parking areas for car and van pools, employee drop off areas, secure bicycle parking areas, bus turnout areas, etc. - Dissemination of information to Town residents regarding the advantages of ride sharing, public transit, and use of bicycles.	Immediate and On-Going	New Program	Community Development, Planning Division MBTA	Department Budget, Transportation Grants and funds as available
4AI Encourage the promotion of trip reduction and traffic mitigation measures for home-to- work trips by facilitating and participating in the following programs: - Goal-oriented trip reduction plans by employers (both public and private) with 25 or more employees. - Encourage the development and implementation of trip reduction plans from building owners and managers with tenants employing 100 or more employees.	Immediate and On-Going	New Program	Community Development, Planning Division, MBTA	Department Budget, Transportation Grants and funds as available
4AJ Encourage the development of job-intensive uses within designated employment centers to reduce the length of home-to-job commutes by local residents.	Immediate and On-Going	New Program	Community Development, Planning Division MBTA	Department Budget, Development Application Fees

AIR QUALITY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4AK Support the design and implementation of the townwide system of bikeways and pedestrian trails as non-polluting circulation alternatives by requiring as part of the development review process the installation of planned bicycle routes, paths, and lanes where designated; and the construction of necessary bicycle parking and storage areas within convenient commercial, employment and recreation activity areas.	Immediate and On-Going	New Program	Community Development, Planning Division, Community Service, Traffic Committee	Department Budget, Development Application Fees
4AL Encourage and facilitate where possible the financing and construction of park-and-ride facilities including such actions as: • Taking advantage of underutilized parking areas within existing uses as a means of providing park-and-ride facilities. • Working with Caltrans on the location and design of park and ride facilities. • Involve Morongo Basin Transit Authority (MBTA) and other appropriate agencies in project review procedures to coordinate future development and transit facility locations (bus stops, bus stations, transfer points, etc).	Immediate and On-Going	Expansion of Existing Program	Community Development, Morongo Basin Transit Authority, Community Services	Department Budget, Development Application Fees, Grants,, Loans, CDBG Funds
4AM Require as part of the development review process that preferential parking be included in parking lot designs to high occupancy vehicles, vanpools, and shuttle services.	Immediate and On-Going	New Program	Community Development, Planning Division, Morongo Basin Transit Authority	Department Budget, Development Application Fees
4AN Where residential or office uses will be located adjacent to or near commercial development, ensure that site designs facilitate rather than discourage pedestrian movement between uses (e.g., locate buildings adjacent to the street with parking behind such that pedestrians need not walk through parking lots to reach their destination; provide clear pedestrian paths and connections, etc.).	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services	Department Budget, Development Application Fees

AIR QUALITY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4AO Locate and design new development in a manner that will minimize direct and indirect emission of air contaminants through such means as: - Amending the Development Code to integrate opportunity for mixed use overlay area capable of combining commercial, office and residential uses in close proximity to one another as a means to enhance pedestrian movement throughout the Town. - Providing for increased intensity of development in designated locations along existing and proposed transit corridors. - Incorporating location, and operational standards into the development code for ancillary employee services (including but not limited to child care, restaurants, banking facilities, convenience markets) at major employment centers for the purpose of reducing midday vehicle trips.	Develop Comprehensive Implementation Strategy by Eight Months Following General Plan Adoption	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
4AP Integrate an interconnected traffic signal control system in all new projects providing roadway improvements and develop programs to retrofit existing signals on all streets where traffic volume and delay time is significant.	As New Development Occurs, On-Going	Expansion of Existing Program	Community Development, Engineering Division, Caltrans, County Transportation	Department Budget, Capital Improvement Program, private development, Development Application Fees

AIR QUALITY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4AQ Establish parking lot design guidelines which outline methods and provides incentives that: - Encourage reciprocal parking designs and/or agreements between adjacent developments. - Provide for the consolidation of driveways along major commercial corridors. - Require parking areas be efficiently designed so as to minimize internal circulation conflicts.	Adopt Detailed Guidelines Twelve Months Following General Plan Adoption	New Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees
4AR As part of capital improvement projects, install, where appropriate and feasible, traffic improvements which improve the efficiency of transportation systems such as: - the installation of dedicated turns lane and pockets - the construction of bus turnouts and shelters - restriping of traffic lanes to accommodate optimal through traffic flow.	On-Going as Part of Capital Improvements Program	Expansion of Existing Program	Community Development, Engineering Division, Planning Division	CIP funds
4AS Ensure that all new development applications include a air quality improvement summary as per MDAQMD and SCAG air Quality Handbook Guidelines which describes the general methods which have been used in the development design to reduce air emissions.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 5.A Promote the development and utilization of pedestrian/multi-use and bike paths and lanes as a desirable alternative to the generation of unnecessary vehicular traffic, and shall integrate and periodically update these components in the Circulation Element.				
5AA Promote and support the development of a Park and Ride program to decrease existing and future traffic levels within the community.	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services	Department Budget, Development Application Fees

AIR QUALITY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
5AB Participate in the development and coordination of mass transit/shuttle service linking residential, potential resort and commercial centers of the Town, and shall participate with regional associations and service providers to improve and optimize regional transportation services.	Immediate and On-Going	New Program	Community Development, Planning Division, Morongo Basin Transit Authority, Town Manager	Department Budget, SB 325 Funds
5AC Initiate and encourage the use of alternative (clean) energy sources for transportation, heating and cooling. The Town shall also initiate pilot studies and/or demonstration programs in order to promote these uses.	Immediate and On-Going	New Program	Community Development, Planning Division, Town Manager, Utility Companies	Department Budget
5AD Take appropriate action to limit the excessive production of smoke in both residential and commercial areas.	Immediate and On-Going	New Program	Community Development, Neighborhood Service Division	Department Budget
5AE Coordinate with regional and State traffic agencies to analyze and improve roadway conditions, and propose appropriate mitigation measures to alleviate pollution caused by circulation patterns and inadequate roadway networks.	Immediate and On-Going	Expanded Existing Program	Community Development, Engineering Division Caltrans County Transportation	Department Budget, Development Application Fees
Program 6.A The Town shall conduct an initial study for all applications which have the potential to affect air quality.				
6AA Continue to refer all public and private land development projects to the MDAQMD for review and comment.	Immediate and On-Going	Existing Program	Community Development, Planning Division, MDAQMD	Department Budget, Development Application Fees
Program 6.B Projects which generate significant levels of air pollutants, such as manufacturing facilities and hazardous waste handling operations, shall be required to incorporate air pollution mitigation in their design, and to utilize the most advanced technological methods feasible. Limits shall be set on excessive production of toxic smoke by businesses or residences.				
6BA Performance standards thresholds shall be incorporated into the Development Code to ensure compatibility with Town and Air Basin air quality goals.	With Adoption of the Development Code	New Program	Community Development, MDAQMD	Department Budget, Development Application Fees
Program 6.C Develop an ordinance regulating the application of pesticides, fertilizers and herbicides in conjunction with agricultural activities and landscaped areas occurring in the Town.				
Program 7.A The Town shall formulate standards for the regulation of location and protection of sensitive receptors from excessive and hazardous emissions.				

AIR QUALITY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
7AA Participate with the MDAQMD in the formulation of appropriate standards for regulating the location and protection of sensitive receptors (schools, day care facilities, hospitals and the like) from excessive and hazardous emissions.	Immediate and On-Going	New Program	Community Development, Planning Division, MDAQMD	Department Budget
7AB Encourage the inclusion of buffer areas within residential and sensitive receptor site plans to separate and/or buffer those uses from freeways, arterials, point sources, and hazardous material locations.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees

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OPEN SPACE, MINERAL, ENERGY AND CONSERVATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Confer and coordinate with other responsible agencies to map and periodically update information on the various open space lands and facilities within the Town and immediate vicinity.				
1AA Compile and maintain a survey of vacant land use within the Town as a data base for future acquisition as permanent open space corridors.	One Year Following General Plan Adoption	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
1AB Conduct an inventory of lands which were set aside for open space as part of previous development approvals, and designate such lands as non-developable open space. In preparing this inventory, deem that lands set aside in previous development projects which were not clearly reserved for future development, were to be preserved as natural open space.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
1AC Designated open space lands shall be placed into the GIS system and updated annually.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 2.A Assess and identify appropriate areas of the community for preservation as public or private, passive and active open space for consideration for future inclusion into the Town open space and conservation system.				
2AA As a part of the Parks and Trails Master Plan, identify and map those areas deemed essential for preservation of open space.	With Adoption of Parks and Trails Master Plan	New Program	Community Development, Planning Division, Community Services	Department Budget
Program 3.A Confer and coordinate with the County Transportation/Flood Control Department and utility purveyors to, as practical, integrate a multiple use trail system that links Town parks and open space and conservation areas.				

OPEN SPACE, MINERAL, ENERGY AND CONSERVATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
3AA The trails system shall be integrated where feasible with drainage facilities and utility easements.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division, Community Services	Department Budget, Development Application Fees, Assessment District
Program 4.A The Town shall establish land use and development guidelines and regulations in the Development Code which ensure appropriate buffers between urban land uses and open space and conservation areas.				
4AA Land clearing shall be regulated to reduce soil loss due to erosion, pursuant to the proposed plant protection and management ordinance.	With Adoption of Development Code	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
4AB Grading and cut and fill operations shall be minimized to reduce soil and vegetation loss.	With Adoption of Development Code	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
4AC The encroachment of incompatible land uses on areas reserved for open space and natural resource conservation shall be restricted.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
4AD The infill of vacant land when public services and infrastructure are available shall be encouraged.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
4AE Planning applications for private land development projects shall be reviewed to determine compatibility with park, recreation, and open space uses.	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services	Department Budget, Development Application Fees
4AF Easement and dedications allowed in the Subdivision Map Act, to acquire access to public lands and other locally and regionally significant natural features, shall be required of all new development.	Immediate and On-Going	New Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees

OPEN SPACE, MINERAL, ENERGY AND CONSERVATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4AG Develop and adopt a comprehensive grading ordinance that protects hillsides and other open space and natural resource conservation areas sensitive in terms of topography and visibility, wildlife resources, water or mineral resources and air quality.	With Adoption of the Development Code	New Program	Community Development, Planning Division, Engineering Division	Department Budget, Development Application Fees
4AH Unless there is an overriding public recreation need, require that open space areas which are set aside for open space as part of a development project be maintained privately. Require that open space easements, deed restrictions, and/or other such restrictions be granted and recorded over portions of development sites which are set aside for open space purposes.	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services	Department Budget, Development Application Fees
Program 5.A Investigate and, if appropriate, participate in the establishment of a public land trust to preserve environmentally sensitive open space and conservation lands and to provide a mechanism for gifts and bequests of land to the trust.				
5AA Assist a public land trust or similar private non-profit entities in pursuing private funding, as well as State and Federal grants, loans, and other assistance for acquisition, preservation and management of open space and conservation lands.	Immediate and On-Going	New Program	Community Development, Planning Division, Community Services	Department Budget, Development Application Fees
Program 5.B Assist a public land trust or similar private non-profit entity in pursuing private funding, as well as State and Federal grants, loans and other assistance for acquisition, preservation and management of open space and conservation lands.				
Program 6.A Adopt and implement development policies, standards, and guidelines, that encourage the provision of quality open space amenities within new residential subdivisions and planned developments. There policies, standards and guidelines shall be incorporated into the Town Development Code and other appropriate regulatory documents.				
6AA As part of the Development Code, ensure that all land use district regulations and design guidelines accommodate future open space needs and provide for logical acquisition and expansion.	With Adoption of the Development Code	New Program	Community Development, Planning Division, Community Services	Department Budget, Development Application Fees

OPEN SPACE, MINERAL, ENERGY AND CONSERVATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
MINERAL RESOURCES ELEMENT				
Program 1.A Coordinate with the State of California Department of Conservation, Division of Mines and Geology, in the identification and mapping of existing mineral resources.				
1AA Complete and maintain maps and descriptions of potential mineral resources as a basis for land use policy and regulation to ensure compatibility with state designated mineral resources sectors.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
1AB Encourage and support the exchange of baseline information on mineral resources between the Town, private industry and San Bernardino County.	Immediate and On-Going	New Program	Community Development, Planning Division, County Environmental Management Group	Department Budget
1AC Maintain up-to-date information on existing and newly discovered deposits of valuable and/or significant mineral resources and shall periodically review land use patterns to assure the long term availability of these resources.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
Program 2.A The Town shall prohibit surface and deep mining within the Town without extensive review of the environmental impacts and availability of alternative resources.				
2AA All proposed mining activities shall be required to prepare and Environmental Impact Report to ensure minimization and elimination of all impacts to the community	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 3.A The Town shall develop and implement thoughtful review processes related to all development applications which have the potential to disturb existing mineral resources.				

OPEN SPACE, MINERAL, ENERGY AND CONSERVATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
3AA Permit plant nurseries, recreational open space and other temporary uses in State designated mineral resource sectors prior to and pending their development for mineral extraction.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
3AB Monitor all mineral extraction activities for compliance with the California Environmental Quality Act and consistency with the California Surface Mining and Reclamation Act.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
3AC Establish buffer zones compatible uses adjacent to mineral extraction areas, and such uses may include industry.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
3AD Require that access roads to resources extraction areas meet standards for noise, dust control, erosion control and grading.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
3AE Establish permitted haul routes through the Town for use by trucks picking up or hauling mined materials.	Immediate and On-Going	New Program	Community Development, Engineering Division	Department Budget, Development Application Fees
3AF Require planting or other visual buffers to screen mining machines, stock piles, vehicles and other mining related facilities from residential areas.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
3AG Implement noise reduction requirement for mining activity affecting adjacent noise sensitive areas.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
3AH Require bonded assurance of implementation of a Town approved reclamation plan prior to issuing a conditional use permit for surface mining in the town.	Immediate and On-Going	New Program	Community Development, Engineering Division	Department Budget, Development Application Fees

OPEN SPACE, MINERAL, ENERGY AND CONSERVATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
3AI The Town shall ensure that mining operations contribute equitably for the maintenance of roadway system and other impacts on the infrastructure.	Immediate and On-Going	New Program	Community Development, Engineering Division	Department Budget, Development Application Fees
3AJ Develop and adopt as a part of the Development Code procedure for the processing and review of a mining and reclamation plan application.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 4.A Coordinate with the State of California Department of Conservation, Division of Mines and Geology, in the development of mine reclamation programs, where applicable, in the community and surrounding area.				
4AA Require that the mineral extraction reclamation plans be subject to the requirement of CEQA and consistent with the Surface Mining Reclamation Act.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
4AB Require that permits for mineral reclamation projects specify compliance with State, Federal, and local standards and attainment programs with respect to air quality, protection of rare, threatened or endangered species, conservation of water quality, watershed and basins, and erosion protection.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees

ENERGY RESOURCES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Implement and enforce California Title 24 building standards to reduce unnecessary energy use in new or substantially remodeled construction.				
1AA Ensure that all new developments meet or exceed the States Title 24 energy conservation requirements.	Immediate and On-Going	Existing Program	Community Development, Building & Safety Division	Department Budget, Development Application Fees

OPEN SPACE, MINERAL, ENERGY AND CONSERVATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
1AB Encourage energy conservation features in the design of all new construction and site development and the installation of conservation devices in existing developments, including thermal insulation, sealed gas lines, double pane glass and other similar techniques.	Immediate and On-Going	Expansion of Existing Program	Community Development, Building & Safety Division	Department Budget, Development Application Fees
1AC Encourage energy audits of existing structures, identify levels of existing energy uses and potential conservation measures.	Immediate and On-Going	Expansion of Existing Program	Community Development, Building & Safety Division	Department Budget, Development Application Fees
1AD Evaluate the possibility of incentives for the installation of energy conservation measures on existing buildings characterized by a high level of energy consumption, including technical assistance and possible low interest rate RDA loan.	Immediate and On-Going	New Program	Community Development, Redevelopment Agency	Department Budget, Development Application Fees
1AE Energy Strategies encouraging Winder Generation Machines				
Program 2.A The Town shall implement and enforce the provisions of the State Solar Rights act and Solar Shade Control Act to enhance the opportunities for the use of solar energy.				
2AA Encourage the use of passive design concepts which make use of the natural climate to increase energy efficiency.	With Adoption of Development Code	Expanded Existing Program	Community Development, Building & Safety Division	Department Budget, Development Application Fees
2AB Require that new construction not preclude the use of solar energy systems by buildings on adjacent properties.	With Adoption of Development Code	Expanded Existing Program	Community Development, Building & Safety Division	Department Budget, Development Application Fees
2AC Evaluate the feasibility of using solar collection on public buildings and providing incentives to landlords and developer to install solar collectors within prescribed height limitations.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees

OPEN SPACE, MINERAL, ENERGY AND CONSERVATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2AD Consider and encourage the formulation of an ordinance to guarantee maximum solar access for all uses in the Town.	With Adoption of Development Code	Expanded Existing Program	Community Development Planning Division	Department Budget, Development Application Fees
Program 3.A Research the availability of and apply for state and federal funding for demonstration projects on the use of passive and active solar power technologies for public buildings, vehicles and facilities.				
3AA Apply for available grants and other funding mechanisms to help finance energy conservation programs	Immediate and On-Going	New Program	Community Development, Planning Division	Development Budget
Program 3.B Through the proper maintenance of equipment and facilities, decreased levels of cooling and heating demand, and efficient use of lighting fixtures and technology, the Town of Yucca Valley shall encourage energy conservation.				
3BA Provide information from utility companies on maintenance of heating/AC equipment in order to reduce energy consumption	Immediate and On-Going	New Program	Community Development, Utility Companies	Department Budget
Program 3.C Research and promote the use of alternative fuels and energy sources and technologies (other than solar) for public buildings, vehicles and facilities.				
3CA Support legislative efforts to revise utility rates in a manner that provides incentives for energy conservation and provides funding for research and development of alternative energy sources.	Immediate and On-Going	New Program	Community Development, Town Manager's Office	Department Budget

OPEN SPACE, MINERAL, ENERGY AND CONSERVATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
3CB Reduce the amount of energy consumed by Town operations and assist residents and business in reducing their energy consumption through the following: ▶ emphasize fuel efficiency in the acquisition and use of Town-owned vehicles; ▶ periodically review energy consumption in Town buildings and implement programs to reduce energy use; and ▶ increase public awareness of energy conservation techniques through dissemination of public information.	Immediate and On-Going	Expanded Existing Program	Town Manager's Office, Community Services Department	Department Budget
Program 4.A Coordinate with Southern California Edison, Co. Southern California Gas Co. California Energy Commission and other appropriate public and private agencies in the utilization of available energy and alternative energy resources.				
4AA Work with utility companies and private enterprises in their efforts to determine the feasibility of alternative energy systems.	Immediate and On-Going	New Program	Community Development, Town Manager's Office, Utility Companies	Department Budget
Program 5.A Provide information and develop contacts between town residents and Southern California Edison (SCE) , and other companies and agencies, to maximize use of free and/or low cost energy conservation services and to take advantage of associated rebate programs.				
5AA Educate the public regarding the need for energy conservation, technique which can be employed and systems which are available.	Immediate and On-Going	New Program	Community Development, Utility Companies	Department Budget
Program 6.A The Town shall work closely with the Morongo Basin Transit Authority to assure the use of energy efficient fuels in all its vehicles, and to encourage the optimum use of MBTA buses and vans.				
6AA In conjunction with efforts for improved air quality, continue current efforts for obtained compressed natural gas and other alternate- fuel vehicles	Immediate and On-Going	Existing Program	Community Development, Town Manager, MBTA	Department Budget, grants, loan

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SEISMIC SAFETY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Periodically contact the California Division of Mines and Geology to develop and maintain updated Alquist-Priolo Earthquake Fault Zoning maps and other information on seismic and other geotechnical hazards affecting the community.				
1AA Maps and supporting technical data both from the State and land development projects, shall be readily available for the general public and land developers.	Immediate and On-Going	Existing Program	Community Development, Engineering Division	Department Budget
Program 1.B Consult and cooperate with San Bernardino County, surrounding unincorporated communities and applicable State and Federal agencies, in an on-going program to improve and update the database and other information on regional geologic/seismic conditions.				
1BA Prohibit the location and new critical facilities in proximity to potentially active faults.	Immediate and On-Going	New Program	Town Manager, Community Development, Building & Safety Division, Emergency Service	Department Budget
1BB Require that earthquake survival and efficient post-disaster functionally be a primary concern in the siting, design, and construction standards for essential facilities.	Immediate and On-Going	New Program	Emergency Services, Building & Safety Division, Engineering Division, Community Development, Town Manager	Department Budget, Development Fees
Program 2.A Prepare an informational handout, which specifies the format and contents of geotechnical and fault investigations to be carried out within Alquist-Priolo Earthquake Fault Zones.				

SEISMIC SAFETY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2AA Require all new developments to comply with the most recent Uniform Building Code seismic design standards and other supplemental design criteria as is necessary to insure that: All critical and emergency land use structures are designed to withstand sufficient "G" force to remain functional;	On-Going	Existing Program	Building & Safety Division, Engineering Division	Department Budget, Development Review Fees
2AB Revise the Development Code to require that all development within Alquist-Priolo Special Studies Zones be subject to discretionary review.	With Adoption of the Development Code	New Program	Building & Safety Division, Community Development	Department Budget, Development Review Fees
2AC Review building and zoning codes to incorporate specific standards for siting, seismic design, and review of critical, sensitive, and high occupancy structures.	On-Going	Expanded Existing Program	Town Manager's Office, Building & Safety Division, Community Development	Department Budget
Program 2.B Establish a cooperative arrangement with the County Geologist, the State Geologist, or a contract geological engineer to review and determine the adequacy of geotechnical and fault hazard studies prepared within the Town.				
2BA Along with San Bernardino County, the State of California, and other appropriate agencies undertake a review of existing critical and emergency structures for any significant siting, design, or construction problems that would make them vulnerable in the event of an earthquake. Incorporate findings of the above review into emergency operations plans, and address long-term programs for associated facility upgrading or relocation.	On-Going	Existing Program	Town Manager's Office, Building & Safety Division, Community Development	Department Budget

SEISMIC SAFETY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2BB All land development proposals shall be reviewed by a qualified geotechnical/soils analyst to determine necessary construction standards.	Immediate and On-Going	Existing Program	Community Development, Building & Safety, Engineering	Department Budget, Development Application Fees
Program 3.A Prepare, and/or distribute handouts and provide information on possible sources of funding to facilitate the rehabilitation of unreinforced masonry buildings and other major structures which are inadequately constructed to withstand major seismic impacts.				
3AA Direct the Building and Safety Division to continually monitor new building materials used for earthquake stability and fire resistance and incorporate such materials into plan check comments when applicable.	On-Going	Existing Program	Building & Safety Division, Emergency Services, Fire District	Department Budget
3AB Implement a program for upgrading seismically hazardous (unreinforced masonry) buildings within the Town of Yucca Valley pursuant to the provisions of SB 547.	Implement Ordinance Six Months After General Plan Adoption	Existing Program	Building & Safety Division, Engineering Division	Department Budget
Program 4.A Contact and establish working relationships and strategies with the Public Utilities Commission, Southern California Edison, Southern California Gas, Hi-Desert Water District and other appropriate agencies to strengthen, relocate and take other appropriate measures to safeguard water, electricity, natural gas, crude oil and other transmission and distribution systems.				
4AA Utility companies shall be requested to participate in establishing codes and requirements to help protect utilities from damage resulting from disaster.	Immediate and On-Going	Existing Program	Community Development, Building & Safety, Engineering Division	Department Budget
Program 4.B Take a pro-active position to encourage and cooperate with CalTrans to promote the expeditious strengthening of bridges, elevated roadways and other structures along state highways which may be subject to failure during major seismic events, hereby isolating the community from outside emergency aid and assistance.				

SEISMIC SAFETY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4BA Request continued improvements and upgrading of state highway facilities in order to provide accessibility following major disasters.	Immediate and On-Going	Existing Program	Community Development, Town Manager, CalTrans	Department Budget, CalTrans
Program 4.C Pro-actively confer and coordinate with management staff at the Joshua Tree National Park to explore, and, if feasible, establish an interconnection between Town roads and those of the Park to provide everyday access and to serve as an alternative easterly access in the event of Highway 62 and other easterly roadway closure from earthquake or other emergency.				
4CA Continue the analysis of extending Blackrock Canyon Road as an alternate route from the Town Boundaries through the Park.	Immediate and On-Going	Existing Program	Community Development, Town Manager, BLM	Department Budget
Program 4.D Coordinate with the Yucca Valley Airport District and the local airport owners/operators to enhance the survivability of essential airport operations in the event of a major earthquake.				
4DA The Yucca Valley Airport Board shall be requested to participate in emergency planning programs.	Immediate and On-Going	New Program	Town Manager, Yucca Valley Airport District Board	Department Budget
Program 5.A Information shall be collected from a wide variety of sources, including public agencies and utility companies, providing instruction on earthquake preparedness. Said materials shall be made available to residents and businesses throughout the Town.				
5AA Require all critical, sensitive, and high occupancy facilities located in areas of potential hazards to maintain emergency response plans, with contingencies for all appropriate hazards.	Six Months Following General Plan Adoption	New Program	Town Manager, Community Development, Community Services	Department Budget, Development Fees
Program 5.B Confer and cooperate with local utility companies, Hi-Desert Water District, Morongo Unified School District, police and fire departments, and others to coordinate education of the general public regarding appropriate action before, during and after earthquakes and other disasters.				

SEISMIC SAFETY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
5BA Ensure that emergency preparedness is the mutual responsibility of Red Cross, County, State, Town agencies, Town residents, and the business Community.	Immediate and On-Going	Expanded Existing Program	Town Manager, Community Development, Emergency Services	Department Budget
Program 6.A Coordinate and cooperate with the Hi-Desert Water District in the planned siting and development of ground water recharge basins, and shall take appropriate actions to see that potential hazards associated with liquefaction are minimized.				
6AA Possible recharge basin locations shall be evaluated for possible impacts caused by seismic occurrence.	Immediate and On-Going	Existing Program	Community Development, Hi-Desert Water District, Flood Control	Department Budget
Program 7.A Development applications shall include plans indicating the location of leach fields and seepage pits to be reviewed by Town staff in identify potential for ground saturation and may require their locations away from foundation and other structural supports.				
7AA The Uniform Building Code shall be reviewed and updated as necessary to ensure implementation of protective measures limiting damage caused by seismic activity.	Immediate and On-Going	Existing Program	Community Development, Building & Safety	Department Budget, Building Permit Fees
Program 8.A Make available copies of the Rockfall/Landslide Susceptibility maps and shall discourage development within areas so designated, or require detailed geotechnical analysis and require mitigation measures that reduce associated hazards to insignificant levels (Please see the Slopes, Sediment Control and Soil Conservation Element).				
8AA Require development within slope areas which potentially have soils or underlying formations that might produce severe building constraints to have engineering studies performed in order to determine an appropriate structural design and incorporate such designs into the project.	On-Going	Existing Program	Engineering Division, Community Development, Building & Safety Division	Department Budget, Development Review Fees

SLOPES, SEDIMENT CONTROL AND SOIL CONSERVATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Periodically confer with the California Division of Mines and Geology and develop and maintain updated susceptibility maps and other information on potentially unstable slopes and soils occurring within the Town boundaries.				
1AA Complete and maintain up-to-date maps reflecting unstable slopes and soils conditions	Immediate and On-Going	New Program	Community Development, Engineering Division	Department Budget, Development Application Fees
1AB Encourage and support the exchange of baseline information on slope stabilization, and soil erosion and soil conservation between the Town, County and State.	Immediate and On-Going	New Program	Community Development, Engineering Division	Department Budget
Program 2.A A geotechnical analysis of sufficient detail to address the identified hazard shall accompany development proposals on lands subject to rockfall, landslides or excessive erosion, and shall include mitigation measures which reduce the hazard to an insignificant level.				
2AA Land development proponents shall submit a detailed geotechnical investigation report to determine appropriate construction standards and mitigation measures for hillside areas.	Immediate and On-Going	Expanded Existing Program	Community Development, Engineering Division	Department Budget, Development Application Fees
Program 2.B Establish a cooperative arrangement with the County Geologist or shall contract with a licensed geological engineer to review and determine the adequacy of geotechnical reports addressing slope stability and erosion potential associated with specific development plans. Applicants shall be responsible for any costs incurred by the Town in reviewing and determining the adequacy of these reports.				
2BB Contract for geotechnical engineering services to ensure professional review of geotechnical reports.	Immediate and On-Going	Existing Program	Community Development, Engineering Division	Department Budget, Development Application Fees
Program 3.A Develop and adopt a hillside-specific or sufficiently comprehensive generic grading ordinance consistent with consideration of seismic hazards, erosion, and runoff, unsightly site disturbance, wildlife and habitat preservation, and preservation of viewsheds (or viewscapes) and habitat.				

SLOPES, SEDIMENT CONTROL AND SOIL CONSERVATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
3AA The Planning Commission shall review and refine implementation strategy for hillside ridgeline grading standards, including procedures for review identification of significant ridgelines, processing and final inspection once projects are complete.	With Adoption of Development Code	New Program	Community Development, Planning Division, Engineering Division, Building & Safety Division	Department Budget, Development Application Fees
3AB Low height and low intensity street lighting will be used in conjunction with underground utilities to further minimize the visual impacts of hillside development.	Within Six Months Following General Plan Adoption	New Program	Community Development, Engineering Division, Building & Safety Division	Department Budget, Development Review Fees
3AC The Town shall discourage high profile street and park locations that either cast unnecessary glare or disturb the natural profile of the hills.	Immediate and On-going	Expanded Existing Program	Community Development, Engineering Division, Building & Safety Division	Department Budget, Development Review Fees
3AD Hard alterations shall be minimized by: • Keeping cuts and fills to a minimum. • Limiting grading to the smallest practical area of land. • Limiting land exposure to the shortest practical amount of time. • Replanting graded areas to insure establishment of plant cover before the next rainy season. • And creating grading contours that blend with the natural contours site or look like contour that would naturally occur.	Within Six Months Following General Plan Adoption	New Program	Community Development, Engineering Division, Building Safety Division	Department Budget, Development Review Fees

SLOPES, SEDIMENT CONTROL AND SOIL CONSERVATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
3AE Design projects to fit the sites scale and character. Structures should be designed and located so: • They do not silhouette above ridgelines on hilltops. • Rooflines and vertical architectural features blend with and do not detract from the natural background or ridge outline. • Residential density and intensity is decreased with increased elevations when it would mar the scenic resource. • They fit with natural terrain and established building materials, colors and textures that blend with the natural landscape and avoid the creation of high contrast situations.	Within Six Months Following General Plan Adoption	New Program	Community Development, Engineering Division, Building & Safety Division	Department Budget, Development Review Fees
3AF Utilize design, construction and maintenance techniques that: • Preserve and enhance the hillside. • Ensure that development near or on portions of hills do not cause or make worse natural hazards. • Include erosion and sediment control practices including temporary vegetation sufficient to stabilize disturbed areas. • Minimize risk to life and property from slope failure, and slides and flooding maintain the character and visual quality adjacent hillside	Within Six Months Following General Plan Adoption	New Program	Community Development, Engineering Division, Building & Safety Division	Department Budget, Development Review Fees

SLOPES, SEDIMENT CONTROL AND SOIL CONSERVATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 4.A In conformance with and in addition to grading ordinance, staff may request additional technical information such as visual impact analysis, that clearly and accurately shows all structures and grading and impacts on critical viewsheds.				
Program 5.A Grading plans associated with development proposals shall clearly indicate those areas which are to be left undisturbed. Those areas which must be disturbed to facilitate development, but which are to remain undeveloped, shall be immediately revegetated, including earth regeneration, in accordance with an approved regeneration and revegetation plan to be concurrently submitted with and to be an integral part of the grading plan. Revegetation plans shall include but shall not be limited to an appropriate mix of fast growing annuals and perennials native to the area.				
5AA Require that grading plans include measures to minimize fugitive dust, including: - Regular watering of cleaned areas, to the extent consistent with water conservation measures - The establishment of maximum speed limits within construction areas - Minimize the extent of cleaned areas at any given time - The inclusion of sprinkler irrigation system - The establishment of vegetative cover as soon as possible after grading is completed - The use of soil stabilization mulches, emulsions, etc., when feasible	On-Going	Existing Program	Community Development, Engineering Division, Building & Safety Division	Department Budget, Development Review Fees
5AB Require that all cut and fill slopes and areas subjected to grubbing or grading be landscaped with temporary ground cover as soon as feasible. Such temporary measures should remain in place until permanent landscaping can be installed.	On-Going	New Program	Community Development, Engineering Division, Building & Safety Division	Department Budget, Development Review Fees

SLOPES, SEDIMENT CONTROL AND SOIL CONSERVATION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
5AC Concurrent with submission and grading plans, erosion control plans shall be submitted to the Engineering Division and approved prior to the approval of the grading plans meeting of the following provisions: - An erosion control and soils conservation strategy shall be prepared which indicates in textual and graphic format the methods that will be used to mitigate erosion hazards both to and from the subject site. - Erosion control plans shall be prepared by a registered civil engineer and shall cover all areas impacted by the proposed grading. - The erosion control plan shall address methods of control such as desalting basins, check dams, sandbagging and interim storm drain construction if required.	On-Going	Expanded Existing Program	Community Development, Engineering Division, Building & Safety Division	Department Budget, Development Review Fees
5AD Require when necessary, Department of Fish and Game approval for all stream bed alterations.	Immediate and On-Going	Existing Program	Community Development, Engineering Division, Building & Safety Division	Department Budget, Development Review Fees

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FLOODING AND HYDROLOGY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1A Proactively participate with the County Transportation/Flood Control Department in the development and updating of the Yucca Valley Master Drainage Plan, providing land use and other relevant information and insisting upon the use of the most current data and analysis. Planned and existing flood control facilities, including detention and debris basins, washes and channels shall be identified as "open space" on the Land Use Map of the General Plan.				
1AA Establish quarterly meetings with Transportation/Flood Control Staff to review and analyze changes in flooding conditions and subsequent revisions to the Master Drainage Plan and FIRM maps.	Three Months Post Master Drainage Plan Adoption	New Program	Community Development, Engineering Division, County Transportation/Flood Control	Department Budget
1AB Provide annual report to Planning Commission and Town Council in conjunction with the CIP, regarding newly constructed flood control improvements and their associated benefit to the community and conformance to the Master Drainage Plan.	Six Months and One Year Thereafter Following Adoption of Master Drainage Plan	New Program	Community Development, Engineering Division	Department Budget
1AC In conjunction with County Transportation/Flood Control, evaluate the necessity of implementing fair-share development impact fees related to financing regional flood control facilities.	One Year Following Adoption of Master Storm Drain Plan	New Program	County Transportation/Flood Control, Community Development, Planning Division	Department Budget
Program 2A Local regulations and guidelines shall be established which direct the management of runoff and provide for local drainage facilities that tie into and maximize the effective use of regional drainage facilities.				
Program 2B Adopt local drainage policies and development standards that reduce the rate of runoff from developed lands and residential subdivisions, to the greatest extent practical.				
2AA Require the submittal of information certified by a hydrologist or civil engineer which verifies project compliance with development standards and with the Master Drainage Plan. (drainage studies)	Immediately and On-Going	Existing Program	Community Development, Engineering Division	Land Development Application Fees

FLOODING AND HYDROLOGY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2AB Where no FIRM mapping has been completed, existing topographical, waterbed, and drainage course data shall be evaluated for a determination of potential flood hazards and for connecting to regional flood control facilities.	Immediately and On-Going	Existing Program	Community Development, Engineering Division	Land Development Application Fees
2AC Coordinate with the Hi-Desert Water District's efforts to capture and percolate surface storm waters, and shall require all facilities proposed for construction by the Hi-Desert Water District to be in compliance with the Master Drainage Plan and all adopted Area Drainage Plans.	Immediate and On-Going	New Program	Community Development, Engineering Division, Hi-Desert Water District, County Transportation/Flood Control	Land Development Application Fees, Development Impact Fees, Area Drainage Fees, Hi-Desert Water District Funding
2AD Identify natural drainage courses and determine feasibility of directing/connecting natural drainage courses into proposed regional facilities.	Immediately Following Adoption of Master Drainage Plan	New Program	Community Development, Engineering Division	Department Budget
2AE Encourage the use of pervious paving materials in hardscape areas, swale designs in landscapes which are able to slow runoff and maximize recharge of the groundwater table.	Immediate and On-Going	New Program	Community Development, Engineering Division, Planning Division, Hi-Desert Water District	Land Development Application Fees
2AF Be sure that major creeks, natural drainage channels, channels and basins are kept clear of obstructions and are regularly maintained.	Immediate and On-Going	Expanded Existing Program	Community Development, Engineering Division, Planning Division, Hi-Desert Water District	Land Development Application Fees
2AG Require the implementation of adequate erosion control measures for development projects to minimize sedimentation damage to drainage facilities.	Immediate and On-Going	New Program	Community Development, Engineering, Current Planning and Building & Safety Division	Land Development Costs

FLOODING AND HYDROLOGY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2AH Where appropriate, require dry wells, catch basins and other water retention devices in new development in order to minimize peak flows to the surface drainage system and to the regional flood control system.	Immediate Following Adoption of the General Plan	New Program	Community Development, Engineering Division, County Transportation/Flood Control	Land Development Costs
2AI Require the use of extensive landscaping of site open space areas providing the maximum permeable surface area to reduce site runoff and prohibit the paving of the majority of these areas.	Immediate Following Adoption of the General Plan	New Program	Community Development, Engineering and Planning Division	Land Development Costs
2AJ Include within the Development Code requirements limiting the maximum coverage of required open space areas with non-permeable materials and providing for the use of extensive landscape in those areas.	Immediate Following Adoption of General Plan and/or Development Code	New Program	Community Development, Engineering and Planning Division	Department Budget
2AK Consider ordinances prohibiting development which would interfere with existing channel capacity or would substantially increase erosion, siltation, or otherwise disturb the water-course.	Immediate, Following Adoption of General Plan and/or Master Drainage Plan	New Program	Community Development, Engineering Division, County Transportation/Flood Control	Department Budget
Program 3A Working with the San Bernardino County Transportation/Flood Control Department and its consultant, the Town shall coordinate and cooperate in the filing of appropriate FEMA applications to incrementally secure amendments to the FIRM's for the Town, consistent with existing and proposed improvements.				
3AA Annually review and report to the Planning Commission and Town Council on the Town's compliance with the FPM Ordinance and FEMA requirements.	Immediate and On-Going	Continuation of Existing Program	Community Development, Planning Division	Department Budget
3AB In conjunction with new development, project proponents are responsible for filing FIRM amendments for those areas that correspondingly may be impacted by the proposed development.	Immediate and On-Going	New Program	Community Development, Engineering Division	Department Budget, Development Application Fees

FLOODING AND HYDROLOGY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
3AC Public works standards and development requirements shall be designed to require the least amount of urbanizing infrastructure required for meeting flood plain management requirements.	Immediate and On-Going	New Program	Community Development, Engineering Division	Department Budget
3AD Development standards shall be designed to ensure that no structure designed for human occupancy is constructed within the 100-year flood plain without being raised, at a minimum, one foot above the flood plain, and provided with an all weather crossing.	Immediate and On-Going	Continuation of Existing Program	Community Development, Engineering, Building & Safety and Planning Divisions	Department Budget, Development Application Fees
3AE Evaluate those improvements necessary to facilitate removal of existing areas currently identified within the 100 year flood plain.	One Year Following Adoption of the General Plan	Existing Program	Community Development, Engineering and Planning Division	Department Budget
Program 4A Confer and consult with the County Transportation/Flood Control Department and its consultants, as well as CalTrans to encourage eventual provisions for all-weather crossings at major roadways, especially those serving an emergency evacuation/access routes.				
4AA Road construction standards shall be evaluated for allowing the passage and conveyance for flood waters as a secondary flood control system.	Immediate, Following Adoption of General Plan	New Program	Community Development, Engineering Division, County Transportation/Flood Control	Department Budget
4AB Prioritize necessary all-weather crossing in accordance with the Circulation Element for local streets and roadways.	Immediate, Following Adoption of General Plan	New Program	Community Development, Engineering Division	Department Budget
4AC All new development projects shall be provided with all weather access, based upon 100 year flood levels, to eliminate existing lack of emergency vehicle access.	Immediate, Following Adoption of General Plan	New Program	Community Development, Planning Division	Department Budget, Development Impact Fees, Benefit Assessment Districts
Program 5A The services of a professional wildlife biologist shall be included in the design phase of major drainage facilities, including debris and detention basins, levees, and channels, to assure that design opportunities for enhanced wildlife habitat are fully enhanced when designing and constructing these facilities.				

FLOODING AND HYDROLOGY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
5AA Design standard requirements and public works improvements standards shall be adopted which require construction of flood control capital facilities to include only those improvements necessary for flood control purposes, and shall minimize the use of urbanizing materials, such as concrete channel walls and bottoms, unless determined necessary.	Immediate and On-Going	New Program	Community Development, Engineering Division	Area drainage fees, Development Impact Fees, Benefit Assessment Districts
5AB Continue to identify natural drainage courses and designate Town of Yucca Valley Drainage Easements as a means to preserve natural drainage flow paths and or constructed drainage facilities.	Immediate and On-Going	New Program	Community Development, Engineering Division	Department Budget
5AC As a condition of approval for new development, consider the requirement that necessary improvements be made to ensure that the drainage facilities are constructed that result in preservation and conservation of the natural environment where feasible.	Immediate and On-Going	New Program	Community Development, Engineering Division, Planning Division	Development Application Fees, Benefit Assessment District, Area Drainage Plan Fees
5AD Designate and protect such lands as necessary for flood control and drainage facilities, and include programs for acquisition of these lands in the Town CIP	Immediate and On-Going	New Program	Community Development, Engineering Division, Planning Division	Department Budget, Development Impact Fees, Benefit Assessment Districts
5AE Retain undeveloped or vacant land within 100 year flood plains as low density residential or open space where plans for constructed of flood control facilities are absent.	Immediate and On-Going	New Program	Community Development, Engineering Division	Department Budget
Program 6A Work closely with County and local flood plain management consultants to assure that design opportunities for enhanced open space and recreation amenities including hiking and equestrian trails, are fully enhanced when designing and constructing channels, debris and detention basins, and other drainage facilities.				

FLOODING AND HYDROLOGY ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
6BA Ensure consistency between Parks Master Plan and related flood control facility plan to facilitate joint use of flood control facilities.	Immediate, Following Adoption of the General Plan	New Program	Community Services Department, Community Development Department, County Transportation/Flood Control Department	Benefit Assessment Districts, Development Impact Fees, Department Budget
Program 7A County funding, State funding under the Cobey-Alquist Flood Plain Management Act and other state programs and Federal funding available under the Federal Emergency Management Act and other federal sources shall be pursued for area-wide and local flood control projects.				
7AA Apply for grants/loans when made available from the appropriate agency.	Immediate and On-Going	Existing, On-Going Program	Community Development Community Services	Department Budget
7AB Prepare a Capital Facility Fee Assessment which identified the levels of improvements, total improvement costs, and alternative means of financing the necessary improvements.	One Year Following General Plan Adoption	New Program	Community Development, Planning Division	Department Budget
Program 7B Consider the establishment of Area Drainage Plans or Benefit Assessment Districts for purposes of funding needed drainage improvements benefiting geographically discreet portions of the Town of Yucca Valley.				

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NOISE ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Develop acceptable noise standards for various land uses with noise contour limits between noise generators and sensitive land uses. This noise limit will be determined depending upon proposed and surrounding land uses. If exceedance of the acceptable noise limit is proposed, a noise study will be required and mitigation measures will be developed to bring the development into compliance, or the project will be denied as proposed.				
1AA When site and architectural design features cannot sufficiently reduce adverse noise levels, or cannot economically be provided, require the provision of noise barriers, noise berms, or barriers and beams in combination, in order to incorporate the following standards: - Noise barriers must be massive enough to prevent significant noise transmission and high enough to shield the receiver from the noise source. - The minimum acceptable surface weight for a noise barrier shall be four (4) pounds per square foot (equivalent to 3/4" plywood). - The barrier must be carefully constructed so that there are no cracks or openings. - The barrier must interrupt the line-of-sight between noise source and the noise receiver. - The effects of flanking (sound which travels around a barrier) should be minimized by bending barrier back from the noise source at the end of barrier - Require landscaping treatment to be provided in conjunction with noise barriers to provide visual relief and to reduce aesthetic impacts.	Immediate and On-Going	New Program	Community Development, Building & Safety Division, Planning Division, Engineering Division	Department Budget, Development Application Fees

NOISE ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
1AB When proposed projects include potentially significant noise generators, require noise analyses to be prepared by an acoustical expert, including specific recommendations for mitigation when 1) the project is located in close proximity to noise sensitive land uses or land which is planned for noise sensitive land uses, or 2) the proposed noise source could violate the noise provisions of the General Plan or Town ordinance.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
1AC Where new development is proposed within areas where the exterior or interior noise levels outlined in Table V-9 (See Kahn & Kain Report) are likely to be exceeded, require a detailed noise analysis to be prepared to determine appropriate mitigation, and incorporate such mitigation into the project design.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 1.B Provide an outline of minimal requirements for noise studies for future projects. Studies shall analyze project impact and the effectiveness of proposed mitigation measures.				
1BA For purposes of consistency, require that noise reports incorporate the following methodology: - Assume three (3) dBA attenuation with doubling of distance for the natural attenuation of noise emanating from roadways (with the exception of freeways, where a 4.5 dBA attenuation with doubling of distance may be utilized). - Use the design capacity of roadways as outlined in the Circulation Element and the posted speed limit to quantify the design noise levels adjacent to master planned transportation routes for mitigation purposes.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees

NOISE ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 2.A Establish and periodically update an inventory of existing significant noise sources and incompatibility areas, and shall develop procedures to reduce the noise effects on these areas where economically and aesthetically feasible.				
2AA Require the provision of adequate buffers, where feasible, such that CNEL levels due to single event noise levels from motor vehicles, trains, commercial, industrial, construction, and other then activities are no greater than 15 dBA above te noise objectives described in Table V-9, See Kahn & Kain Report.	On-Going	Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
2AB Review and respond to any proposals involving new flight patterns, more intense operations over the Town which would create the potential for noise impacts on sensitive land uses within the Town in a manner consistent with other noise policies contained herein.	On-Going	Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 2.B Prepare noise studies in conjunction with individual developments (tentative tract maps and building permits) in order to determine precise noise barrier heights and locations and building structure noise mitigation (i.e. upgraded windows, mechanical ventilation, etc.) required in conjunction with specific development projects.				
Program 2.C Require the installation of soundwalls, earthen berms, wall and window noise insulation and other, mitigation measures in areas exceeding the Town's noise limit standards and corresponding acoustical analysis.				
2CA Utilize the noise standards described in the Noise Element for design purposes in all new development and establish a program to attenuate existing noise problems to the extent feasible.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 2.D Verify projected noise levels through noise monitoring at locations adjacent to residential and other noise sensitive areas where traffic volumes have increased by more than 30%.				
2DA Incorporate mitigation of motor vehicle noise impacts from streets and highways into new roadway designs.	On-Going	Existing Program	Community Development, Engineering Division	Department Budget, Development Application Fees

NOISE ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 3.A In areas subject to potentially significant noise impacts, the Town shall require developers to monitor and document compliance with all applicable noise level limits.				
3AA Ensure that new commercial and industrial activities (including the placement of mechanical equipment) are designed so that activities comply with the maximum noise level standards at the property line of adjacent uses, thereby minimizing impacts on adjacent uses.	On-Going	Existing Program	Community Development, Building & Safety Division	Department Budget, Development Application Fees
Program 4.A Periodically review land use patterns and the community noise environment, and shall amend the Land Use map as appropriate to assure reasonable land use/noise compatibility.				
4AA Enforce California Noise Insulation Standards which apply to new multiple-family developments within a 60 CNEL noise contour adjacent to roads, transit lines, and manufacturing areas, to ensure that the units have been designed to limit interior noise levels in habitable rooms to 45 CNEL with doors and windows closed.	On-Going	Existing Program	Community Development, Neighborhood Services Division	Department Budget, Development Application Fees
Program 5.A Designate primary truck routes and clearly mark these routes through the Town. Construction traffic, delivery traffic, and through truck traffic shall be limited to these routes.				
5AA Adopt a commercial vehicle ordinance establishing routes for use by commercial vehicles by weight limitation	With Adoption of the Development Code	New Program	Community Development, Traffic Advisory Committee	Planning Commission and Town Council

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HAZARDOUS & TOXIC MATERIALS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Confer with the appropriate agencies to determine the need for and the appropriateness of developing a permitting process for the establishment of facilities for the manufacture, storage, use or disposal of hazardous and toxic materials within the community or adjacent areas.				
1AA As a segment of emergency service and emergency preparedness planning, establish requirements for development and hazardous and toxic waste handling and disposal.	With Adoption of Development Code	Expanded Existing Program	Town Manager, Community Development, Emergency Service	Department Budget
Program 1.B Consistent with protecting the health and safety of the Town of Yucca Valley and its residents, and in support of nearby national defense activities, the Town shall coordinate with the Marine Corps Air Ground Combat Center (MCAGCC) to monitor and, where appropriate facilitate the safe transport of hazardous waste materials through the Town of Yucca Valley.				
1BA Request the participation of the MCAGCC in emergency response management programs.	Immediate and On-Going	Expanded Existing Program	Town Manager, MCAGCC	Department Budget
Program 2.A Coordinate with the appropriate state and federal agencies to activate procedures for the immediate clean up of hazardous and toxic waste sites within the Town limits.				
2AA Revise the municipal code to require commercial, industrial and agricultural activities to ensure that building owners and users comply with all federal, state, and local laws regulating the use, storage, transportation and disposal of hazardous materials and waste.	Immediate and On-Going	New Program	Building & Safety Division, Fire District, Emergency Services	Department Budget, Development Application Fees
Program 3.A Whenever possible, encourage the development and utilization of innovative and safe chemical compounds, technologies and facilities.				
Program 3.B Prepare and disseminate information and instructive education program materials for residents, including direction on the identification and proper management of household hazardous waste.				

HAZARDOUS & TOXIC MATERIALS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
3BA Public information handouts for hazardous and toxic material shall be prepared and distributed to businesses and residents.	Within One Year Following General Plan Adoption	New Program	Town Manager, Community Development	Department Budget
Program 3.C To the extent empowered, prohibit the disposal of automotive and household hazardous and toxic materials in landfills.				
3CA Continue to promote the proper collection and disposal of hazardous and toxic materials.	Immediate and On-Going	Existing Program	Community Development, Town Manager	Department Budget
Program 3.D Coordinate with Hi-Desert Disposal and other appropriate agencies to sponsor and develop a drop-off location for hazardous or toxic household products for all Yucca Valley residents.				
3DA Continue to sponsor annual household hazardous materials collection days.	Immediate and On-Going	Existing Program	Community Development, Neighborhood Services Division, County Environmental Health	Department Budget
Program 4.A Coordinate with appropriate departments and agencies to establish transportation management and contingency emergency procedures and training programs for police, fire, medical and other organizations that would be involved in an airborne release or ground spill of hazardous and toxic materials or waste.				
4AA Emergency preparedness plans and training programs shall include preparation for containment and disposal of hazardous and toxic materials.	Immediate and On-Going	Existing Program	Town Manager, Fire District, Sheriff's Office	Department Budget
Program 5.A Cooperate to help assure that all sewage disposal systems, upon completion of their use are properly removed from service, in accordance with the requirements of the California Regional Water Quality Control Board and other regulating agencies.				
5AA Develop an annual report to the Planning Commission and Town Council detailing information provided by the California Regional Water Quality Control Board.	Within One Year Following General Plan Adoption	Expanded Existing Program	Community Development, Building & Safety Division	Department Budget

HAZARDOUS & TOXIC MATERIALS ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 6.A Coordinate with appropriate agencies in the enforcement of state and federal regulations for the testing, monitoring and remediation of underground storage tanks for leakage.				
6AA Develop an annual report to the Planning Commission and Town Council detailing all known hazardous and toxic materials locations.	Within One Year Following General Plan Adoption	Expanded Existing Program	Community Development, Fire District	Department Budget
Program 7.A Actively oppose any County, State, Federal or private entity effort to build and operate a hazardous or toxic waste dump/landfill which could adversely affect the quality of life in the Town of Yucca Valley.				
Program 7.B The Town of Yucca Valley will cooperate with State, Regional, and County to help locate disposal facilities and to facilitate collection at the local level and making sure they get to the facilities whether they are in this region or 150 miles from here.				

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FIRE AND POLICE PROTECTION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Consult and coordinate with the San Bernardino County Fire Department and the California Department of Forestry, to establish potential fire station locations to provide for future adequate levels of service.				
1AA Conduct an assessment of the impacts of new development on the level of police and fire services provided to the community, and ensure through the development review process that new development will not result in a reduction of law enforcement or fire protection services below acceptable levels.	Immediate and On-Going	New Program	Fire District, Sheriff's Office, Community Development, Planning Division, Town Manager	Department Budget
1AB Continue to assess the need for fire services and develop new stations when and where needed.	Immediate and On-Going	Existing Program	Town Manger, Fire District, Community Development Planning Division	Department Budget
1AC Involve fire suppression personnel in development review processes and by referring development requests to the District for review and comment.	Immediate and On-Going	Existing Program	Fire District, Community Development, Planning Division	Department Budget, Development Application Fees
1AD Coordinate and facilitate with the Fire District for the preparation of a Fire District Master Plan to be assessed annually and updated every 5 years.	Within Eighteen Months of General Plan Adoption	New Program	Town Manager, Fire District, Community Development, Planning Division	Department Budget
Program 2.A Encourage the San Bernardino County Fire Department, as well as all other public and private organizations providing paramedic service to the area, to maintain a high standard of paramedic services.				
2AA Encourage, facilitate, and participate where appropriate, the continuation of programs for the training of police and fire personnel to be responsive and sensitive to the needs of all Yucca Valley residents, while maintaining a high level of service and protection.	Immediate and On-Going	Existing Program	Town Manager, Fire District, Sheriff's Office	Department Budget

FIRE AND POLICE PROTECTION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2AB Support training of fire and police services. Provider to be sensitive and aware to the needs of Yucca Valley residents.	Immediate and On-Going	Existing Program	Fire District, Sheriff's Office, Town Manager	Department Budget
Program 2.B Coordinate with the Hi-Desert Water District to assure adequate water supply and pressure for all existing and proposed developments to assure that fire flow standards are met for all development.				
2BA Establish fire protection requirements for new construction to reduce potential fire hazards during construction.	Within Eighteen Months of the General Plan Adoption	New Program	Fire District, Community Development, Planning Division	Department Budget, Development Application Fees
Program 3.A Due to the fire hazard potential of hilly areas with slopes of 10% or greater, access problems, lack of water, and excessive dry bush, special on-site fire protection measures shall be specified during project review.				
3AA Promote the use of defensible space concepts in project design to enhance public safety.	Immediate and On-going	New Program	Fire District, Community Development, Planning Division	Department Budget, Development Application Fees
3AB Implement fire prevention measures to prevent damage to biological habitat areas.	Within Eighteen Months of General Plan Adoption	New Program	Fire District, Community Development	Department Budget, Development Application Fees
Program 3.B In conjunction with the San Bernardino County Fire Department, the Town shall establish standards for street addressing, naming and lighting in order to facilitate and improve emergency response times.				
3BA Support the continuation of the annual business fire inspection program.	Immediate and On-going	Existing Program	Fire District	Department Budget
3BB Require that all new buildings incorporate adequate ingress/egress into project design, and encourage existing structures to upgrade to current standards.	Immediate and On-going	Existing Program	Fire District, Community Development, Planning Division	Department Budget, Development Application Fees
Program 4.A The Town and the San Bernardino County Fire Department will cooperate in the production of educational materials and public presentations to aid in fire prevention and to make the public more aware of potential fire danger.				

FIRE AND POLICE PROTECTION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4AA Continue to support District educational programs which serve to instruct elementary and secondary students regarding wildland fire hazards and prevention.	Immediate and On-going	Existing Program	Town Manager, Fire District	Department Budget
Program 5.A The siting of facilities which involve the storage of hazardous, flammable or explosive materials shall be conducted in such a manner as to assure the highest level of safety in strict conformance with the Uniform Fire Code and other applicable codes and regulations.				
5AA Uniform Building Code and Uniform Fire Code requirements shall be implemented for the storage of hazardous, flammable, and explosive materials.	Immediate and On-Going	Existing Program	Fire District, Community Development, Building & Safety Division	Department Budget, Development Application Fees
Program 5.B Cooperate with the San Bernardino County Fire Department to ensure that the proper equipment and training are provided in the event of a hazardous material release or spill.				
5BA Support the maintenance of mutual aid agreements with County, State, and Federal agencies in participating fire operations planning.	Immediate and On-going	Existing Program	Town Manager, Fire District	Department Budget
5BB Encourage, facilitate, and participate where appropriate, the continuation of programs for the training of police and fire personnel to be responsive and sensitive to the needs of all Yucca Valley residents, while maintaining a high level of service and protection.	Immediate and On-going	Existing Program	Town Manager, Fire District, Sheriff's Office	Department Budget
Program 6.A The Fire District shall continue to regulate and enforce fire protection water system standards for all new construction within the Town. Standards shall include the installation of fire hydrants providing adequate fire flow (per Insurance Services Office Standards), fire sprinkler systems where required, and wet and dry on-site standpipe systems.				
6AA Continue to monitor the need for fire sprinklers in residential areas where inadequate fire flows exist.	Immediate and On-going	Existing Program	Community Development, Building & Safety Division, Fire District	Department Budget
Program 7.A Recognize the importance and value associated with gated and other enhanced security communities and their effect on reducing crime in the Town.				

FIRE AND POLICE PROTECTION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
7AA Involve Sheriff's personnel in the development review process for all new development proposals through participation in the Development Review Committee and by referring development requests to the Sheriff's Office for review and comment.	Immediate and On-going	New Program	Sheriff's Office, Community Development, Planning Division	Department Budget, Development Application Fees
7AB Evaluate the requirement for new businesses, recreational, and commercial land uses such as shopping centers, health clubs, hotels, and commercial recreation activities to provide on-site private security.	Within One Year from the Adoption of the General Plan	New Program	Sheriff's Office, Community Development, Planning Division	Department Budget, Development Application Fees
7AC Prepare design guidelines for crime prevention and forward its recommendation to the Community Development Department.	Within One Year from Adoption of the General Plan	New Program	Sheriff's Office, Community Development, Planning Division	Department Budget
7AD Continue to research and promote the use of Building Design as a means to decrease crime.	Immediate and On-going	New Program	Sheriff's Office, Community Development, Planning Division	Department Budget, Development Application Fees
7AE Require new development to provide on-site security during construction, commensurate with the scale of development and level of risk, as a means to reduce the need for police protection.	Immediate and On-going	New Program	Town Manager, Community Development, Planning Division, Sheriff's Office,	Department Budget
Program 7.B Enhance public awareness and participation in crime prevention, and encourage and promote the Neighborhood Watch Program and other community oriented policing programs. The Town shall develop new and expand existing educational programs dealing with personal safety awareness, such as Neighborhood Watch and community association watch/protection programs.				
7BA Establish public education programs to enhance public awareness of fire safety and crime prevention programs, both at home and at the work place.	Immediate and On-going	Existing Program	Community Development, Neighborhood Services Division, Sheriff's Office, Fire District	Department Budget

FIRE AND POLICE PROTECTION ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
7BB Promote the establishment of Neighborhood Improvement Programs to encourage community participation in the patrol of neighborhood areas, and increased awareness of suspicious activity.	Immediate and On-going	Existing Program	Sheriff's Office, Community Development, Neighborhood Services Division	Department Budget
7BC Explore the availability of State and Federal grants to offset any required additions in law enforcement staffing and/or equipment.	Immediate and On-going	New Program	Town Manager, Sheriff's Office	General Fund
7BD The Sheriff's Office shall coordinate with homeowner's associations to establish neighborhood watch programs.	Immediate and On-going	Existing Program	Town Manager, Sheriff's Office, Community Development, Neighborhood Services Division	Department Budget
7BE Continue to promote, expand, and fund the volunteer based Anti-Graffiti Task Force.	Immediate and On-going	Existing Program	Community Development, Neighborhood Services Division	Department Budget
Program 7.C Coordinate with the Sheriff's Department to support and facilitate the continued success of the C.O.P. and all other programs.				
7CA Continue to promote the use of volunteers to assist in police related efforts.	Immediate and On-going	Existing Program	Sheriff's Office, Town Manager, Community Development Neighborhood Services Division	Department Budget
7CB Conduct an annual assessment of crime prevention and law enforcement services, evaluating adequacy of facilities and equipment service of the Town; the status and adequacy of mutual aid agreements; personnel staffing and program needs; and five year staffing needs based on anticipated growth, level of service, and incident rates.	Immediate and On-going	New Program	Town Manager, Sheriff's Office	Department Budget

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SCHOOLS AND LIBRARIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A As part of a continuing effort to provide enhanced educational opportunities for the residents of the community, the Town shall cooperate and coordinate with the Morongo Unified School District in planning facilities for new development.				
1AA Coordinate development activity with the school district by: • Participating with the District in joint planning efforts • Establishing a joint task force of Town, School, and development community representatives to identify additional means of funding school construction; • Notifying the District of proposed development applications early in the review process. • Request the District to indicate the level of facilities available to serve development projects requiring discretionary review. • Establishing a clear methodology for determining the impacts of development with the Town of Yucca Valley upon school facilities • General issues to initially be discussed as part of this determination should, at a minimum, include; • Methods to determine mitigation responsibilities of commercial/industrial development • Senior housing impacts and the value of joint use facilities to seniors; • Credits for contributions made from Town parks and recreation funding mechanisms; and • other benefits to the community.	Immediate and On-Going	New Program	Town Manager, Community Development, Planning Division, Morongo Unified School District	Department Budget

SCHOOLS AND LIBRARIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
1AB Require that new development be responsible for providing the necessary funding/resources to establish facilities commensurate to their project impact. In cases where existing school capacity does not exist to support new development, require the implementation of appropriate funding mechanisms permitted by law so as to ensure the availability of adequate facilities to support project development. Potential financing avenues include, but are not limited to: • School District contracts with the developer to provide funds for schools (over and above that established by AB 2167) • Require dedication of land • Implement lease back turn-key program • Establish special assessment district financing (such as Mello-Roos Community Facilities Districts) for the area proposed for development	Immediate and On-Going	Existing Program	Town Manager, Community Development, Planning Division, Morongo Unified School District	Department Budget, Development Fees
1AC Funding mechanisms to be considered include dedication of lands, lease back turn-key programs, and special assessment district financing.	Immediate and On-Going	Existing Program	Town Manager, Community Development, Planning Division, Morongo Unified School District	Department Budget, Development Fees
Program 2.A As a part of a continuing effort to provide enhanced educational opportunities for the residents of the community, the Town shall cooperate and coordinate with the Morongo Unified School District to make museum resources available to District classes to the greatest degree practical.				
2AA Continue programs which provide internships to residents and students of local educational institutions.	Immediate and On-Going	Existing Program	Community Services	Department Budget
Program 3.A By the year 1997, the Town and the Morongo Unified School District shall be coordinating respective planning functions to result in an Integrated Town/District Plan for the Year 2000. This program will develop permanent facilities for all students in the area.				

SCHOOLS AND LIBRARIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
3AA Coordinate and cooperate with the Morongo Unified School District to establish programs which include joint use of facilities, location of new facilities, and alternative use of unused sites.	Immediate and On-Going	Expanded Existing Program	Town Manager, Morongo Unified School District, Community Development, Planning Division Community Services	Department Budget
3AB Encourage local educational institution to provide continuing educational opportunities for residents of the Town.	Immediate and On-Going	New Program	Community Development, Planning Division Town Manager	Department Budget
Program 3.B Preserve and protect existing and future school and library sites from excessive noise and traffic conditions by encouraging the siting of new schools and library facilities near quiet and compatible land uses.				
3BA Compatibility criteria shall be established for land uses adjacent to school and living sites in order to protect those sites from land use impacts.	With Adoption of the Development Code	New Program	Community Development, Planning Division, County Library, Morongo Unified School District	Department Budget, Development Application Fees
Program 4.A Investigate the need for and feasibility of enhanced public library facilities within the Town as a means of providing an educational and cultural focal point for Town residents, and shall coordinate the development of a satellite library site in order to accommodate increased growth south of Highway 62.				
4AA Prepare and adopt a comprehensive Master Library Plan to identify the needs for future expansion and new facilities.	Within Eighteen Months from Adoption of the General Plan	New Program	Town Manager, County Library, Community Development, Planning Division	Department Budget
4AB Encourage the County Library to expand its collections and other information which pertains to the interests and needs of the residents.	Immediate and On-Going	Expanded Existing Program	Town Manager, County Library, Community Services	Department Budget
4AC Encourage the library to conduct an annual assessment of library facilities, including the adequacy of facilities, stocks, and other equipment; personnel staffing and program needs; and five year stock, equipment, facility, and staffing needs based upon anticipated growth and desired level of service.	Immediate and On-Going	Existing Program	Town Manager, County Library, Community Development, Community Services	Department Budget

SCHOOLS AND LIBRARIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4AD Work with the County Library System to insure that the facility is linked to cable telecommunication, fibre optic, and other similar transmission facilities as they are expanded in the Town.	Immediate and On-Going	New Program	Town Manager, County Library, GTE, Century Communication, Community Development, Planning Division	Department Budget

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EMERGENCY PREPAREDNESS AND HEALTH SERVICES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Direct the review and revision of the Emergency Preparedness Plan through responsible department heads and assure the annual review of the Plan by the Town Council.				
1AA Conduct an annual assessment of the status of the Town's Emergency Preparedness Plan, including preparation of necessary revisions.	On-Going, Annually	Existing Program	Town Manager, Department Heads	Department Budget
1AB Earthquake response exercises shall be conducted at least once a year and shall be designed to test and upgrade various disaster response plans and involve local residents, business persons, and other volunteers.	Immediate and On-Going	New Program	Town Manager, Fire District, Sheriff's Office	Department Budget
1AC Pursue establishment of a standardized Town-wide program of household hazardous waste collection.	Immediate and On-Going	Expansion of Existing Program	Community Development, Neighborhood Services Division	Department Budget
1AD Review development proposals for impacts on Emergency Service.	Immediate and On-Going	New Program	Town Manager, Fire District, Community Development	Department Budget, Development Fees
1AE Criteria for efficient and orderly evacuation capabilities shall be incorporated into zoning, street design and other land use procedures.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
Program 2.A Appoint a liaison with CalTrans, to facilitate the establishment of emergency evacuation routes, and to provide for the development of an emergency response plan that assures the timely repair of state highways damaged by earthquakes, flooding or other disasters.				
2AA Involve CalTrans in the Town's annual assessment and planning programs for emergency preparedness.	Immediate and On-Going	Expanded Existing Program	Town Manager, CalTrans	Department Budget
Program 2.B Consult with CalTrans, the Federal Highway Administration, FEMA and the US Department of Defense regarding funding assistance for the construction repair and/or upgrading of bridges, floodway crossings, cut slopes and other structures to minimize the potential isolation of the community and surround facilities from ground-based assistance.				

EMERGENCY PREPAREDNESS AND HEALTH SERVICES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2BA Seek all possible sources of funding assistance for upgrading essential public facilities to ensure response capabilities following local disasters.	Immediate and On-Going	Expanded Existing Program	Town Manager, Community Development, Federal and State Agencies	Department Budget
2BB Solicit state and federal funds to implement the Town's seismic safety programs as such revenues are available.	Immediate and On-Going	New Program	Town Manager	Department Budget, Grants
Program 2.C Consult with the Bureau of Land Management and explore the feasibility of linking Town and Park roads for alternate provision of emergency alternate access.				
2CA As part of the continued cooperation effort with the Joshua Tree National Park, evaluate the feasibility of constructing a road into the Park from the Black Rock Canyon Campground or other locations.	One Year Following General Plan Adoption	Expanded Existing Program	Town Manager, Community Development, Planning Division	Department Budget, Grants
Program 3.A Regularly confer with the San Bernardino County Office of Emergency Preparedness and shall share and coordinate plans to provide mutual aid assistance in the event of a disaster requiring emergency response.				
3AA Continue to support mutual aid agreements with participating jurisdictions, and monitor new opportunities for joint powers agreements, new facilities, and/or operations which will improve regional capabilities to respond to disaster situations.	Immediate and On-Going	Existing Program	Town Manager, County Office of Emergency Services, Fire District	Department Budget
Program 4.A Establish a liaison with the appropriate office of the US Geological Survey and establish a procedure by which the USGS contacts and informs the Town of earthquake predictions which may affect the Town and surrounding areas.				
4AA Assign Community Development to establish a working relationship and communication channels with the USGS.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget
Program 5.A Utilizing information from development studies as well as those from state and federal agencies, the Town shall periodically review and update the Seismic Safety and Flooding and Hydrology Elements of the General Plan with the latest information and data available on the various seismic and flooding threats facing the community. This process shall assure that additional or refined measures are systematically incorporated into these Elements to protect lives and property.				

EMERGENCY PREPAREDNESS AND HEALTH SERVICES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
5AA Ensure that structures designed for human occupancy are protected from flooding in the event of a 100 year storm (Cross reference to Hazardous and Toxic Materials Element/Strategies) to a point one foot above the base flood elevation, and that access will be available in the event of such a storm.	Immediate and On-Going	Existing Program	Community Development, Building & Safety Division	Department Budget, Development Application Fees
5AB Prior to new development occurring, ensure that a drainage study has been completed by a qualified engineer, certifying that the proposed development will be adequately protected and that implementation of the development will not create new downstream flood hazards.	Immediate and On-Going	Existing Program	Community Development, Engineering Division	Department Budget, Development Application Fees
5AC Work with the County to require that all development in the Town and its Planning Area comply with discharge permit requirements established by the Regional Water Quality Control Board.	Immediate and On-Going	Existing Program	Community Development, Engineering Division	Department Budget, Development Application Fees
5AD Require as a part of development review that soils/geotechnical reports are prepared pursuant to State law within the Alquist-Priolo Special Study Zone.	Immediate and On-Going	Existing Program	Community Development, Engineering Division	Department Budget, Development Application Fees
5AE Require that all development within the Alquist-Priolo Special Study Zone be subject to discretionary review by the Planning Commission.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
5AF Review Building and Zoning codes to incorporate specific standards for sitting, seismic design, and review of Critical, Essential, High Occupancy, and normal low Risk structures.	In Conjunction With Development Code	New Program	Community Development , Building & Safety Division	Department Budget
Program 6.A Coordinate with San Bernardino County, Hi-Desert Water District, Southern California Edison, Southern California Gas, and other agencies and utilities in the development and dissemination of information and instruction on appropriate actions in the event of a local disaster.				

EMERGENCY PREPAREDNESS AND HEALTH SERVICES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
6AA Ensure that local disaster preparedness agencies coordinate efforts by having an opportunity to participate in disaster planning activities.	Immediate and On-Going	New Program	Town Manager, Utility Companies	Department Budget
6AB Disseminate public information regarding the prevention of both urban and wildland fires and methods to protect dwellings subject to such fire hazards.	Immediate and On-Going	Expansion of Existing Program	Community Development, Planning Division, Fire District	Department Budget
Program 6.B Coordinate with local schools and appropriate public and quasi-public agencies to assure that a public information program is developed and broadly implemented to advise the community on how to prepare for and cope in an emergency.				
6BA Promote disaster preparedness public information programs which give details on what the public should expect and how they should respond in the event of a major disaster.	Immediate and On-Going	New Program	Town Manager, Morongo Unified School District	Department Budget
6BB Provide information to the public regarding laws and regulations addressing the transportation, storage, treatment and disposal of hazardous materials and wastes.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
Program 7.A Incorporate an assessment of vulnerability to natural and man-made disasters when processing or reviewing proposals to site and construct critical and essential facilities, as well as sensitive land uses, to assure the maximum possible protection from environmental and man-made hazards, including earthquakes and flooding.				
7AA Ensure that new development including facilities which will be required for provision of emergency services following a seismic or geologic event, are designed to meet current construction standards.	Immediate and On-Going	Existing Program	Community Development, Building & Safety Division	Department Budget, Development Application Fees
Program 8.A Assure the availability of backup emergency power generators at the Emergency Operations Center and other critical Town facilities. The Town shall also contact and encourage the installation of these facilities at other public and quasi-public facilities, as well as at radio and television stations serving the area.				

EMERGENCY PREPAREDNESS AND HEALTH SERVICES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
8AA In cooperation with other agencies, undertake a review of existing Critical and Emergency structures for any significant sitting, design, or construction problems that would make them vulnerable in an earthquake. Incorporate findings of the review into emergency operation plans and address long-term programs for facility upgrading.	Review with Emergency Preparedness Plan	New Program	Town Manager, Community Development, Planning Division	Department Budget
Program 9.A Contact, coordinate with and integrate public and private radio operators in the establishment of a Radio Amateur Civil Emergency Service (RACES) system to provide coordinated functioning in the event of an emergency.				
9AA Maintain an effective and properly staffed, trained, and equipped communications unit for receiving emergency calls, providing initial response, providing key support to major incidents, and meeting the demands of automatic and mutual aid programs as well as major incident and disaster operations, and maintaining emergency incident statistical data.	Immediate and On-Going	Existing Program	Town Manager	Department Budget
Program 10.A Confer and coordinate with the San Bernardino County Fire Department and the California Department of Forestry, which provides contract wildfire protection services, to assure that emergency plans are ready to implement in the event of a major urban or wildland fire.				
10AA Apply land use compatibility analysis when reviewing all discretionary and ministerial actions.	Immediate and On-Going	Existing Program	Community Development, Planning Division, Fire District	Department Budget Development Application Fees
10AB Where development is proposed within areas potentially subject to wildland fire hazards, ensure that the Fire District has reviewed the proposal. Ensure that Fire District recommendations regarding mitigation of fire hazard risks are incorporated into the project.	Immediate and On-Going	Expansion of Existing Program	Community Development, Planning Division, Fire District	Department Budget, Development Application Fees
10AC Develop a Fire Protection Master Plan identifying fire hazards and risks, optimize cost effectiveness, and insure present and future fire protection needs.	Immediate and On-Going	Expansion of Existing Program	Fire District, Community Development, Planning Division	Department Budget

EMERGENCY PREPAREDNESS AND HEALTH SERVICES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
10AD Develop appropriate Fire Safety and Building Safety Standards in the Development Code for the wildland fire interface and intermix areas.	With Adoption of the Development Code	New Program	Fire District, Community Development, Planning Division	Department Budget
Program 11.A Confer and coordinate with the Hi-Desert Memorial Hospital, Desert Hospital the San Bernardino County Fire Department, and California Department of Forestry paramedical staff, and private providers to assure that a coordinated plan is in place to provide an effective response during a major local emergency.				
11AA Work with the County Health Department, Fire District, and California Department of Health Services to ensure compliance with existing State and local laws and regulations.	Immediate and On-Going	Existing Program	Town Manager, Community Development, Planning Division, County Health , Fire District	Department Budget,
11AB Provide First Aid and Cardio-Pulmonary Resuscitation Training to residents of the Town on a scheduled basis.	Immediate and On-Going	New Program	Fire District, Community Services	Department Budget
Program 11.B Emergency shelter and emergency medical stations shall be planned for and activated by the Town Manager. The need for one or more additional mobile medical service vehicles, above those provided by fire department paramedics, shall be investigated.				
11BA The Emergency Preparedness Plan shall incorporate locations and sites for emergency medical stations.	Immediate and On-Going	Existing Program	Town Manager, Community Development, Fire District	Department Budget
Program 12.A Contact, coordinate with, and integrate a secure system of information sharing with the Twentynine Palms Marine Corps Air Ground Combat Center which will assure ample notification of the transport of hazardous substances or materials through the Town.				
12AA Assure improved response and handling of hazardous materials incidents.	Immediate and On-Going	Existing Program	Fire District, Town Manager, County Environmental Health, MCAGCC	Department Budget
Program 12.B Incorporate contingency plans in the Town Emergency Plan, which provide for measures to be taken in the event of an attack on the Twentynine Palms Marine Corps Air Ground Combat Center.				

EMERGENCY PREPAREDNESS AND HEALTH SERVICES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
12BA Input from the MCAGCC regarding response from military attacks shall be incorporated into the Emergency Preparedness Plan.	Immediate and On-Going	Existing Program	Town Manager, MCAGCC	Department Budget
Program 13.A Develop contingency plans, which maximize the use of the Yucca Valley Airport in the event of a local disaster, and provide for a coordinated plan of response, when it becomes necessary to place the airport in an emergency response mode.				
13AA The Airport Board of Directors shall participate in the Town's Annual emergency planning efforts.	Immediate and ongoing	New Program	Town Manager, Airport Board	Department Budget

HEALTH SERVICES

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A The Town and the Hi-Desert Memorial Hospital District staff shall consult, as needed to plan and develop facilities and services, on an on-going basis to assure the planning and development of facilities and services which meet the health care needs of the Town residents.				
1AA continue to monitor demographic and economic trends of the Morongo Basin in an effort to determine the need for new or expanded health care facilities.	Immediate and On-Going	New Program	Community Development, Town Manager, Chamber of Commerce, HDMC	Department Budget
Program 2.A As the Town's population continues to grow and additional convalescent and senior housing is developed, the Town shall coordinate with transportation service providers, and the Hi-Desert Memorial Hospital District to maintain accessibility to health care facilities and services so that residents in general and seniors in particular, will be served quickly and efficiently.				
2AA Coordinate MBTA services to meet the needs of residents and businesses within the community.	Immediate and On-Going	Existing Program	Town Manager, MBTA	Department Budget, SB 325 Funds

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PUBLIC BUILDINGS, FACILITIES, AND UTILITIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Utility companies shall be encouraged to involve citizen participation in the siting of proposed facilities prior to seeking Town approval for facilities which may have an impact on the surrounding community.				
1AA Establish an effective and expeditious application review process which applies a uniform set of criteria for siting specific hazardous and non hazardous facilities, that include public participation.	Immediate and On-Going	New Program	Community Development, Planning Division, County Environmental Health	Department Budget, Development Application Fees
Program 1.B All new maintenance areas and utility substations and similar facilities shall be integrated with surrounding land uses and regulated in order to maintain a compatible and aesthetically pleasing community through the use of appropriate buffers, architectural design and landscape and signage.				
1BA Require noise barriers such as walls, landscaping including trees and large buffers, insulation, berms, building designs and orientation buffer yards, and other techniques for adjacent areas.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 1.C To the extent appropriate and practical, the Town shall require all utility facilities (with the exception of substations outdoor storage areas and pumping stations) to be fully enclosed in buildings which are aesthetically compatible with the areas in which they are located.				
1CA Require noise barriers such as walls, landscaping including trees and large buffers, insulation, berms, building designs and orientation buffer yards, and other techniques for adjacent areas.	Immediate and On-Going	Expanded Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
Program 1.D Coordinate with Southern California Edison to identify and estimate future demand for electricity and corresponding electric utility facilities required to serve local and regional growth.				
Program 2.A Design guidelines for all Town government buildings should be developed to assure consistency in style and to ensure the integration of those structures with the natural and built environment.				
2AA Draft and adopt construction standards and design criteria for public buildings and facilities.	With Adoption of the Development Code	New Program	Community Development, Planning Commission, Town Council	Department Budget

PUBLIC BUILDINGS, FACILITIES, AND UTILITIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 3.A Restrict the location of critical structures and facilities (i.e. hospitals, fire, police, airport and communication facilities) from geologically and hydrologically hazardous areas whenever possible.				
3AA Ensure that critical, sensitive, and high occupancy structures are sited and constructed in accordance with Flood Plain Management requirements.	Immediate and On-Going	Expanded Existing Program	Community Development	Department Budget, Development Application Fees
Program 3.B Require that all proposals for critical structures, regardless of location within the Town, demonstrate safety in terms of geologic and other engineering conditions of the site.				
3BA Review building and zoning codes to incorporate standards for siting, seismic design, and review of critical, sensitive, and high occupancy structure.	Implement Immediately Following General Plan Adoption	New Program	Town Manager, Community Development, Building & Safety Division	Department Budget
3BB Review existing critical and emergency structures for significant siting, design, or construction issues that would make them vulnerable in the event of an earthquake.	Implement Immediately Following General Plan Adoption	New Program	Town Manager, Community Development, Building & Safety Division	Department Budget
3BC Require new development to comply with the most recent Uniform Building Code seismic design standards and other design criteria as is necessary to insure that all critical and emergency land use structures are designed to withstand sufficient siting, design, or construction issues that would make them vulnerable in the event of an earthquake.	Immediate and On-Going	Existing Program	Town Manager, Community Development, Building & Safety Division	Department Budget, Development Application Fees
Program 4.A Confer and coordinate with public utilities and other public and quasi-public agencies regarding their long term needs, when periodically reviewing land use patterns and the Town Land Use Map.				

PUBLIC BUILDINGS, FACILITIES, AND UTILITIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
4AA Coordinate development activity with the School District by : • participating with the District in joint planning efforts • notifying School District of proposed development application early in the review process • request the District to indicate the level of facilities available to serve development projects requiring discretionary review	Immediate and On-Going	Expanded Existing Program	School District, Town Manager, Community Development, Planning Division	Department Budget, Development Application Fees
4AB Encourage the Fire District and the Sheriff's office to conduct an annual assessment of fire prevention services, and facilities are located to provide acceptable response times.	Within One Year of General Plan Adoption	Expanded Existing Program	Fire District, Town Manager, Sheriff's Office	Department Budget
Program 5.A Carefully assess, and if appropriate implement the preparation of a Master Capital Improvement Program to be drafted a minimum of once every five years.				
5AA Conduct an annual assessment of general Town facilities, evaluating adequacy of facilities and equipment serving the Town; personnel staffing and program needs; and five year equipment, facility, and staffing needs based upon anticipated growth and desired levels of service.	Annually with Adoption of Fiscal Budget	Expanded Existing Program	Town Manager, Administrative Services, Community Services, Community Development	Department Budget
5AB Provide for the development of public and private institutional uses (civic buildings, libraries, educational facilities, religious facilities, etc.) throughout the Town.	Immediate and On-Going	Expanded Existing Program	Town Manager, Community Development, Community Services, County Agencies	Department Budget
5AC Develop the specifications and designs for an emergency response vehicle operated traffic control system	Immediate and On-Going	New Program	Fire District, Community Development, CalTrans, County Transportation	Department Budget, Grants
Program 6.A Confer and cooperate with the Airport District to create programs which will help the Yucca Valley Airport provide assistance and possible essential services in the event of major emergencies.				

PUBLIC BUILDINGS, FACILITIES, AND UTILITIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
6AA Encourage the Airport District and the Fire District to assess the need for, and develop specification for airport disaster recovery program.	Immediate and On-Going	Expanded Existing Program	Town Manager, Fire District, Airport District	Department Budget
6AB Support the Airport District's efforts to prepare the new Airport Master Facility Plan.	Immediate and On-Going	New Program	Airport District, Community Development, Planning Division, Town Manager	Department Budget
6AC Support the Airport District's effort to apply for FAA funds to be applied to land acquisition and facility construction.	Immediate and On-Going	New Program	Airport District, Community Development, Town Manager	Department Budget
6AD Continue to develop the airport through the acquisition of additional land for clear zone protection.	Immediate and On-Going	Expansion of Existing Program	Airport District, Community Development, Planning Division	Department Budget
6AE Limit the intensity of development within airport safety zones as identified in the CALUP.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget

UTILITIES

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Coordinate with all utility/infrastructure service providers to assure the minimal impacts to the environment and the community, and to assure adequate service for all proposed development.				
1AA Prior to permitting a major extension of services or utilities to facilitate changes in land use, conduct a thorough review of all social, economic and environmental factors associated with the extension; require the implementation of appropriate mitigation measures or prohibit the extension.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees

PUBLIC BUILDINGS, FACILITIES, AND UTILITIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
1AB Ensure that developments for which services and/or facilities are being extended will generate sufficient municipal revenue to pay for Town operations, maintenance, and replacement.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
1AC Work with GTE to upgrade the existing telephone system to provide the community with the latest telephone technology.	Immediate and On-Going	New Program	GTE, Community Development, Planning Division	Department Budget
1AD Work with Century Communication to ensure adequate television programming is available to the community.	Immediate and On-Going	Existing Program	Town Manager	Department Budget
1AE Provide for the continued development and expansion of telecommunication systems, including cable, and as feasible, fibre optics, for entertainment, education, culture, access of data and information, two-way communication between government and residents and businesses, and for other similar purposes.	Immediate and On-Going	New Program	Community Development, Planning Division, GTE, Century Communication	Department Budget
1AF Promote the extension of regional fibre optic network into the Town.	Immediate and On-Going	New Program	Community Development,, Planning Division Town Manager	Department Budget
1AG Continue to expand the use of cable broadcasting of public events and meetings.	Immediate and On-Going	Expanded Existing Program	Community Development, Town Manager, Century Communication	Department Budget
1AH Require that all new construction intended to be used for professional offices be wired to link with cable and potentially, fibre optic system.	Immediate and On-Going	New Program	Community Development, Planning Division, Century Communication, GTE	Department Budget, Development Application Fees
Program 2.A Coordinate developer financing with the Town's Capital Improvement Program to ensure adequate capacity of services and facilities for future growth.				

PUBLIC BUILDINGS, FACILITIES, AND UTILITIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2AA Ensure that existing residents and businesses are not burdened with the cost of financing infrastructure aimed at supporting new development or the intensification of existing development.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
2AB Conduct a periodic/annual review of development impact fees, user charges and mitigation fees to ensure that charges are consistent with the costs of improvement and maintenance and that public services and facilities are being expanded in a cost-efficient manner.	Immediate and On-Going	New Program	Community Development	Department Budget, Development Application Fees
2AC Promote the establishment of benefit assessment districts, Mello-Roos districts and other financing mechanisms, in conjunction with programmed capital improvements to facilitate the provision of desired community facilities.	Immediate and On-Going	New Program	Community Development	Department Budget, Development Application Fees
2AD Ensure that new methods of funding public facilities include the concepts of effectiveness, equity, efficiency, and control.	Immediate and On-Going	New Program	Community Development	Department Budget
2AE Evaluate and undertake municipal bonding program to finance public improvements when necessary.	Immediate and On-Going	Expanded Existing Program	Community Development, Town Manager	Department Budget, Bond revenue
Program 2.B Confer and coordinate with appropriate agencies in the evaluation of infrastructure capacity and needed improvements as part of the Town's growth management.				
2BA Unless otherwise approved by the Town, ensure that public water, sewer, drainage, utilities and other backbone facilities needed for a project phase are constructed prior to or concurrent with initial development within that phase.	Immediate and On-Going	Existing Program	Community Development, Planning Division	Department Budget, Development Application Fees
	Immediate and On-Going	New Program	Community Development, Planning Division	

PUBLIC BUILDINGS, FACILITIES, AND UTILITIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2BC Require that existing public services and facilities deficiencies be corrected prior to or concurrent with the development of any geographic area.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
2BD Include as appendixes to the Town's Capital Improvement Program, copies of utility purveyors CIPs.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget
2BE Develop an infrastructure review and reporting system as part of the implementation of AB 1600 (GCS 66000) and on the on-going Capital Improvement Program to monitor the capacity of existing facilities in order to ensure that a proposed development does not overwhelm the existing facilities.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
2BF Permit the construction of interim facilities to serve new development only when it is found that development of interim facilities will not impair the financing or development of master planned facilities.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
2BG Require that all new specific plan or planned unit development projects include an approved development agreement which specifies the specific timing of infrastructure improvements in relation to project development.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
2BH Ensure that all new specific plan or planned unit development projects conduct an annual review of improvements and produce an annual report in a format which can be easily included in the Town's infrastructure assessment and reporting system.	Immediate and On-Going	New program	Community Development, Planning Division	Department Budget, Development Application Fees

PUBLIC BUILDINGS, FACILITIES, AND UTILITIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2BI Review development proposals within the General Plan study area with regard to potential impacts that new development will create within the Town of Yucca Valley	Immediate and On-Going	New Program	Community Development, County Planning	Department Budget, Development Application Fees
Program 3.A Confer and cooperate with the Hi-Desert Water District to update a contingency plan for potential water shortages including ground water management, locations for additional storage facilities and water conservation programs.				
3AA Continue to coordinate the planning of potable and non-potable water supply resources between the Town and the Hi-Desert Water District.	Immediate and On-Going	Existing Program	Town Manager, Community Development, Hi-Desert Water District	Department Budget
Program 4.A Confer and cooperate with the Hi-Desert Water District in assuring that if the waste water treatment plant is established, new development shall interconnect and pay the fair share of development or expansion and operating costs.				
4AA Cooperate and plan with the Hi-Desert Water District for construction of waste water collection and treatment facilities.	Immediate and On-Going	Existing Program	Town Manager, Community Development, Planning Division	Department Budget
Program 5.A Confer and coordinate with SCE and Southern California Gas to monitor all excavating work to protect underground utilities, and require that all development which may inhibit access to existing lines relocate lines per SCE and Southern California Gas standards.				
5AA Monitor current and future conditions, and implement street lighting standards to ensure traffic safety while protecting the night's sky.	Immediate and On-Going	Existing Program	Community Development, Planning Division, Southern California Edison	Department Budget, Development Application Fees
5AB Develop and adopt a comprehensive street lighting plan.	Within One Year from the General Plan Adoption.	New Program	Community Development, Planning Division Southern California Edison	Department Budget
5AC Through the Development Code, establish requirements to underground electric distribution lines.	With Adoption of the Development Code.	New Program	Community Development, Southern California Edison	Department Budget, Development Application Fees

PUBLIC BUILDINGS, FACILITIES, AND UTILITIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
5AD Work with Southern California Gas Company to extend gas services to all residential areas in the community.	Immediate and On-Going	Existing Program	Community Development, Planning Division, Southern California Gas	Department Budget
Program 6.A Confer and cooperate with the Hi-Desert Recycling center and Hi-Desert Disposal in the development of procedures and distribution of information which encourages recycling of paper, glass, aluminum, and other metal materials.				
6AA Develop educational programs to explain the benefits of recycling and community participation.	Immediate and On-Going	Existing Program	Community Development	Department Budget
6AB Develop drop-off centers to encourage recycling efforts.	Immediate and On-Going	Existing Program	Community Development, Waste Management	Department Budget
Program 7.A The consolidation of underground utility lines and other subsurface transmission facilities shall be encouraged as a means of limiting the impact of these facilities on the disruption of traffic and roadways.				
7AA Require that new telecommunication facilities be placed underground, unless undergrounding of certain facilities is determined to be infeasible due to excessive cost, environmental or other constraints.	Immediate and On-Going	New Program	Community Development, Planning Division, Century Communication, GTE	Department Budget
Program 7.B The shared use of major transmission corridors, where feasible, and other appropriate measures shall be encouraged as a means of preserving the aesthetic resources of the Town, and to lessen the visual impacts of such development.				
7BA Require that landscaping or other design elements be installed along above ground electrical lines to soften the appearance and visual impacts.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
7BB Consider land use compatibility in the establishment of new electrical and gas line facilities.	Immediate and On-Going	New Program	Community Development, Planning Division	Department Budget, Development Application Fees

PUBLIC BUILDINGS, FACILITIES, AND UTILITIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
7BC Require that cellular antennas, radio towers, microwave, and satellite dishes be located adjacent to compatible land uses, and screened from public view or buffered with suitable landscaping to the highest extent possible.	With Adoption of the Development Code	New Program	Community Development, Planning Division	Department Budget, Development Application Fees
7BD Cooperate with and encourage public utilities to design and site public improvements so that they are well integrated with existing and planned development.	Immediate and On-Going	New Program	Community Development, Planning Division, Utility Companies	Department Budget, Development Application Fees
Program 8.A Shall regularly confer and coordinate with Southern California Edison and Southern California Gas on the training, long-term planning and eventual development of vehicle recharge and refilling stations as the vehicular demand for their respective "fuels" dictate.				
8AA Encourage Southern California Edison to develop alternative energy resources and conservation guidelines and standards.	Immediate and On-Going	Existing Program	Southern California Edison, Community Development	Department Budget
8AB Continue to encourage Southern California Gas Company to develop conservation guidelines and standards, and compressed natural gas facilities.	Immediate and On-Going	New Program	Southern California Gas Company, Community Development	Department Budget

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ARTS, CULTURE, AND HUMANITIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 1.A Study the feasibility of developing additional exhibition space at the Museum and at the Town buildings.				
1AA As part of the Capital Improvement Program and the Parks Master Plan, develop financing strategies for expansion of the Museum.	Within One Year Following General Plan Adoption	Existing Program	Community Services, Community Development	Department Budget
1AB Through the Hi-Desert Nature Museum, provide specialized art programs for children, adults, disabled individuals, senior citizens, and members of cultural and minority groups.	Immediate and On-Going	Expansion of Existing Program	Community Services	Department Budget
1AC Provide specialized programs for children, adults, disabled individuals, senior citizens and members of cultural and/or minority groups.	Immediate and On-Going	Expanded Existing Program	Community Services	Department Budget
Program 1.B Study the feasibility of constructing an outdoor amphitheater for musicals, plays and other performing arts. If the determined feasible, this facility should be integrated into the Cultural Master Plan and coordinated with the Parks Master Plan.				
1BA As a part of the Parks Master Plan, include evaluation and recommendations for cultural/art facilities	One Year Following Adoption of General Plan	New Program	Community Service, Community Development	Department Budget, Grants, Donations
Program 2.A Encourage continuation of the Great Vibrations and Grubstake festivals as annual celebrations of the forces of nature and the power of renewal of the human spirit through the display of the fine arts, musical performances and other culture and life-affirming activities.				
2AA Continue financial and other means of support for community cultural events.	Immediate and On-Going	Existing Program	Community Services, Chamber of Commerce	Department Budget
Program 2.B The artistic and cultural heritage of the community shall be progressively integrated into factual and promotional information which shall be developed and distributed by the Town of Yucca Valley.				
2BA Continue to maintain and publish information regarding cultural organizations serving the community.	Immediate and On-Going	Existing Program	Community Services	Department Budget

ARTS, CULTURE, AND HUMANITIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
2BB Prepare and publish brochures providing information regarding artists living and working in the Town, and encourage opportunities for their employment by businesses, individuals, cultural organizations, and other groups.	Immediate and On-Going	New Program	Community Services	Department Budget
2BC Maintain and publish information regarding cultural organizations serving its residents. This shall include each organizations name, address, description of services, calendar of events and meetings, and other relevant information.	Immediate and On-Going	Expansion of Existing program	Community Services	Department Budget
Program 3.A Bring together a committee comprised of representatives of the Community Services Commission, Museum staff, representatives of the Museum Association, and other artistic and cultural leaders, to prepare and submit a Cultural Master Plan to the Town Council.				
3AA Provide opportunities for volunteer participation in cultural arts administration. Investigate traditional and non-traditional ways to utilize volunteers in arts programs.	Immediate and On-Going	Expanded Existing Program	Community Services	Department Budget
3AB Work with the County and City of 29 Palms and other surrounding communities to establish the joint development of cultural facilities and services.	Immediate and On-Going	Expanded Existing Program	Community Services, County, City of 29 Palms	Department Budget, Grants
Program 4.A Adopt landscape architectural guidelines for major roadways that include the use of large boulders, and indigenous and other drought tolerant planting materials.				
4AA As a part of the Capital Improvement Program and Development Code, develop and adopt standards for public space landscape design treatments.	With Adoption of the Development Code	Expanded Existing Program	Community Development, Traffic Advisory Committee, Planning Commission, Town Council	Department Budget, Development Application Fees
4AB Establish development standards to evaluate proposed arts, cultural, educational, entertainment industry and related uses.	With Adoption of the Development Code	Expansion of Existing Program	Community Services, Community Development	Department Budget, Development Fees

ARTS, CULTURE, AND HUMANITIES ELEMENT

Strategy Summary	Timing	Status	Responsible Agency	Funding
Program 4.B Investigate the development of funding mechanisms to finance the commissioning of sculpture, monumental rock work and other artistic creations, that are suitable for placement in public parks and right-of-way.				
4BA Continue to pursue state and federal funds for the Town's educational, arts, and cultural programs.	Immediate and On-Going	Expansion of Existing Program	Community Services, Town Manager	Department Budget
4BB Encourage private funding for local arts programs. The Town should develop a publication listing art resources (facilities and individuals) in the Town and encourage businesses, corporation, foundation, and individuals to contribute to their endowments and programs.	Following General Plan Adoption	New Program	Community Services	Department Budget, Grants
4BC Investigate the establishment of an endowment fund to encourage local private agencies and individuals to contribute funds to the arts community.	Immediate and On-Going	Expanded Existing Program	Community Services	Department Budget
4BD Consider purchasing commissioned art pieces to be permanently displayed on public properties.	Following General Plan Adoption	New Program	Community Services	Department Budget, Grants

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